



22 Overdale Mount, Bairstow Lane, Sowerby Bridge, HX6 2SZ

Offers Over £175,000

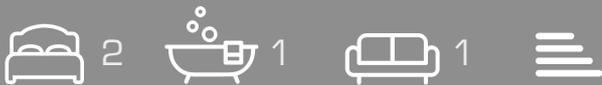
- : Desirable Location
- : Easy Access to Halifax & Sowerby Bridge
- : Gardens To Front & Rear
- : Gas Central Heating
- : Realistically Priced
- : 2 Bedroomed Bungalow
- : Detached Garage
- : uPVC Double Glazing
- : Requires Some Cosmetic Attention
- : Viewing Strongly Recommended

22 Overdale Mount, Sowerby Bridge HX6 2SZ

Situated in this highly desirable and much sought after residential location lies this spacious two bedroomed semi-detached bungalow. The property briefly comprises a spacious kitchen, lounge, two bedrooms, bathroom, gardens, garage, uPVC double glazing and gas central heating. The property provides excellent access to Halifax and Sowerby Bridge and is being offered for sale at this realistic price in order to encourage a prompt sale.

Outside, the property benefits from a detached garage a valuable asset in this desirable location, and gardens to front and rear. The surrounding area is known for its picturesque landscapes and community spirit, making it an excellent choice for those who appreciate both nature and a friendly neighbourhood.

This semi-detached bungalow presents a wonderful opportunity for anyone looking to settle in a tranquil yet accessible part of West Yorkshire. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your new home.



Council Tax Band: B



ENTRANCE PORCH

With uPVC double glazed windows to three elevations. A door opens into the

KITCHEN

16'6" x 8'4"

Being fitted with wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit, Cannon gas cooker with extractor above and plumbing for an automatic washing machine. The kitchen has uPVC double glazed windows to the front and side elevations enjoying panoramic views and houses the central heating boiler (installed 2021), and one single radiator.

From the Kitchen a door opens to the

LOUNGE

16'10" x 10'11"

With uPVC double glazed window to the front elevation, feature fireplace with wood fire surround with marble inset and hearth and electric coal effect living flame fire, cornice to ceiling with matching dado rail, one TV point, one radiator and a fitted carpet.

From the Kitchen a doorway opens to the

INNER HALL

With access to loft and a fitted carpet. Door to

BEDROOM ONE

11'5" x 10'10" into wardrobe

With uPVC double glazed window to the front elevation, to one wall there are built-in wardrobes with cupboard space above, one double radiator and a fitted carpet.

From the Inner Hall a sliding door opens to

BEDROOM TWO

8'4" x 6'10"

With uPVC double glazed windows to the front and side

elevations enjoying panoramic views, one single radiator and a fitted carpet.

From the Inner Hall a door opens to the

BATHROOM

With modern white three piece suite comprising pedestal wash basin, low flush W/C and corner shower cubicle with shower unit. The bathroom is fully tiled and has a uPVC double glazed window to the side elevation, and one single radiator.

GENERAL

The property is constructed of brick and surmounted with a tiled roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and in council tax band B

EXTERNAL

There is a lawned garden to the front of the property with a privet hedge, mature plants and shrubs and a detached garage with up and over door. There is a flagged path which continues to the side of the property and leads to the side entrance porch. To the rear of the property there is a further flagged area with raised garden with lawn, mature plants and shrubs and a garden shed.



Directions

SAT NAV HX6 2SZ

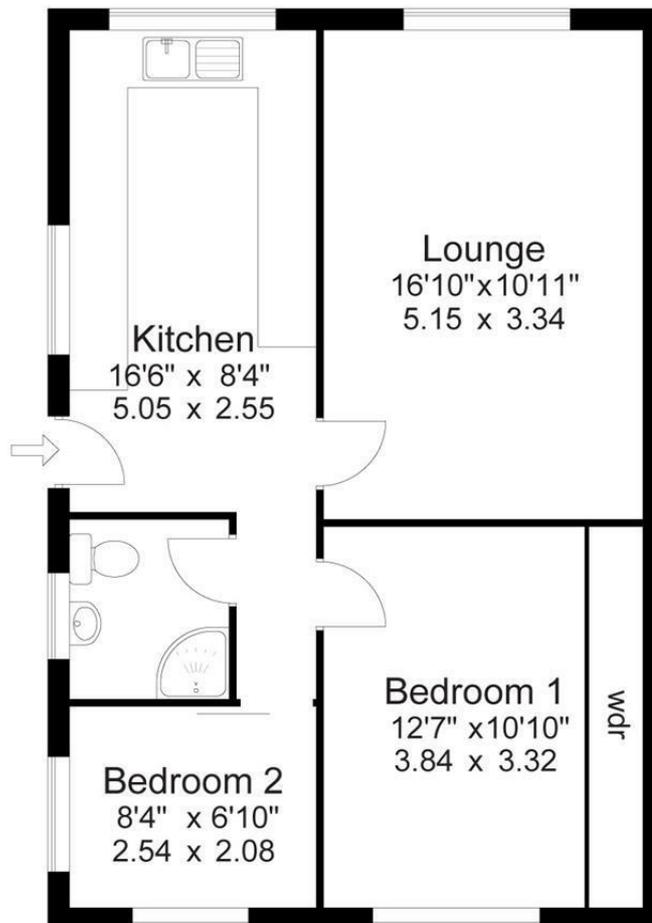
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Approx Gross Floor Area = 602 Sq. Feet
= 56.0 Sq. Metres



For illustrative purposes only. Not to scale.