

bramleys



Rockleigh
Sowood Hill
Sowood
HX4 9JX

£280,000

Professionalism with Independence



12 Victoria Road, Elland, HX5 0PU
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Having stunning far reaching panoramic views and being located in the much sought after village of Sowood is this 3 bedroomed stone built detached cottage. Displaying features one would normally expect from a property of this era such as exposed beams, feature stonework and fireplaces. Having a modern fitted kitchen and 4 piece bathroom with roll top bath, the property has gas fired central heating and uPVC double glazing. The property is handily located for junctions 23 and 24 of the M62, thus making the major trading centres of West Yorkshire and East Lancashire readily accessible. Only by a personal inspection can one truly appreciate the features, quality and outstanding position of this family home.

The accommodation briefly comprises:-

GROUND FLOOR:

Entrance Hall

A timber entrance door gives access to the main entrance hall which has Yorkshire stone flagged flooring, antique style radiator and feature exposed stonework.

Lounge

4.65m x 3.73m (15'3" x 12'3")

Having a magnificent stone chimney breast with Yorkshire stone hearth and housing the solid fuel stove, feature exposed stone walling, exposed ceiling beams, solid wood flooring, central heating radiator and uPVC double glazed window to the front allowing superb far reaching views. An archway leads through to the:-



Dining Room

4.80m x 2.51m (15'9" x 8'3")

Having solid wood flooring, central heating radiator, feature exposed stonework and recessed alcove with timber lintel above, exposed ceiling beams and uPVC double glazed French doors leading into the front gardens.



Breakfast Kitchen

4.65m x 3.07m (15'3" x 10'1")

Having a range of matching modern floor and wall units with concealed lighting to the wall units, wood block working surfaces, 5 ring gas burner Leisure Range with double oven and grill, overhead extractor fan and light and glass splashback, integral washing machine and dishwasher, inset Belfast sink unit with mixer tap and side drainer, 2 central heating radiators, recessed understairs store cupboard and uPVC double glazed windows to both the front and side allowing superb far reaching views.





FIRST FLOOR:

Landing

A staircase rises to the first floor landing which has spindle rail balustrading, central heating radiator and beamed effect ceiling.

Master Bedroom

4.72m x 3.10m (15'6" x 10'2")

Having superb panoramic views to both the front and side, uPVC double glazed windows, central heating radiator and exposed ceiling beams being open to the full roof height.



View from Master



Bedroom 2

3.56m x 2.92m (11'8" x 9'7")

Having superb views to the front, uPVC double glazed window, wood flooring and central heating radiator. There is a magnificent feature stone chimney breast with recessed alcove.



Bedroom 3

4.78m x 2.54m (15'8" x 8'4")

Beautifully presented with feature exposed stone walling, wood flooring, central heating radiator and uPVC double glazed windows to both the front and side, again, allowing far reaching views.



Family Bathroom

Having a 4 piece suite comprising low flush toilet, pedestal wash basin, roll top bath with claw feet and antique style mixer taps and shower attachment and a corner shower cubicle with rainwater head. There is also a central heating radiator/towel rail, tiled flooring and uPVC double glazed window, again, allowing far reaching views.



OUTSIDE:

To the front an entrance gate leads to a hardstanding area enclosed by picket fencing with steps rising up to the artificial lawned garden and flagged seating area. To the side of the property is a flagged terrace ideal for alfresco dining and taking advantage of the stunning panoramic views.



View



COUNCIL TAX BAND:

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BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361.

Written quotations available on request. All loans subject to status. A life assurance policy may be required.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

RELATED SALE DISCOUNT:

Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

ON-LINE CONVEYANCING SERVICES:

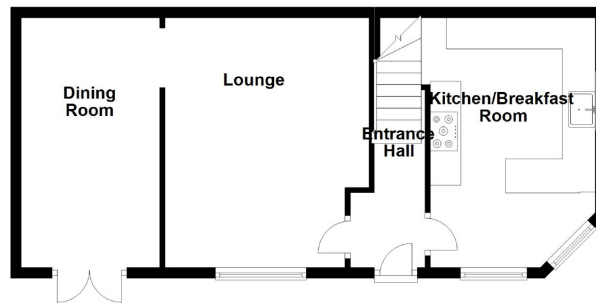
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

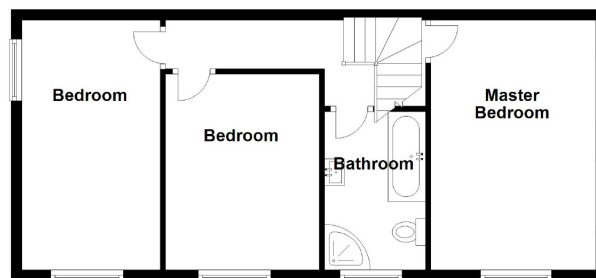
Leave our Elland office travelling up Victoria Road bearing left on the bend into the continuation of Victoria Road. Continue up passed the Brooksbank High School and follow the road as it becomes Station Road. At the top of the road bear left onto Stainland Road and continue along passing through the village of Stainland and into the village of Sowood. Turn right off this road onto Sowood Hill where the property can be clearly identified by the Bramleys For Sale board.



Ground Floor



First Floor



Energy Performance Certificate

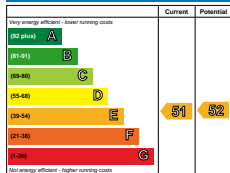


Rockleigh Sowood Hill
Sowood
HALIFAX
West Yorkshire
HX4 9JX

Dwelling type: Detached house
Date of assessment: 22 March 2011
Date of certificate: 23 March 2011
Reference number: 8889-6827-9950-9422-8922
Type of assessment: RdSAP, existing dwelling
Total floor area: 82 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

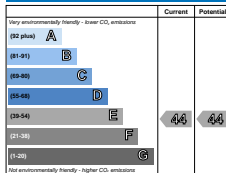


England & Wales

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	404 kWh/m ² per year	400 kWh/m ² per year
Carbon dioxide emissions	5.6 tonnes per year	5.5 tonnes per year
Lighting	£67 per year	£44 per year
Heating	£306 per year	£314 per year
Hot Water	£112 per year	£112 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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