Property@Kemp&Co

18 Overdale, Triangle, Sowerby Bridge, HX6 3HZ

Offers Over £165,000

- Desirable Semi Rural Location
- Requires Modernising
- Attractive Views
- Garage
- Realistically Priced
- Period Semi Detached
- South Facing Garden
- 2 Reception Rooms
- Easy Access To Sowerby Bridge & Ripponden
- Viewing Strongly Recommended

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222

sales@propertyatkemp.co.uk
propertyatkemp.co.uk

18 Overdale, Sowerby Bridge HX6 3HZ

Situated in this highly desirable and much sought-after semi-rural location lies this three-bedroomed semi-detached residence within the Kebroyd area.

Although the property requires modernising, which is reflected in the asking price, an internal inspection is strongly recommended to fully appreciate the potential this family home provides.

The property briefly comprises an entrance vestibule, lounge, dining room, kitchen, three bedrooms, bathroom, UPVC double glazing, gas central heating, gardens to the front and rear and a single garage.

The property provides excellent access to the local amenities of Sowerby Bridge and Ripponden, as well as easy access to the Trans-Pennine road and rail network linking the business centres of Manchester and Leeds.

Very rarely does an opportunity arise to purchase a three-bedroomed semi-detached residence in this sought-after location at this affordable price and, as such, an early inspection to view is essential.

3 1 2

Council Tax Band: B

ENTRANCE VESTIBULE
UPVC double glazed front entrance door opens into the entrance vestibule with fitted carpet.

From the entrance vestibule, a door opens into the:

LOUNGE
12'10" x 12'10"
With UPVC double glazed window to the front elevation enjoying open views. Flavel gas fire to the chimney breast, cornice to ceiling, one double radiator, one TV point and a fitted carpet.

From the lounge, access through to the:

DINING ROOM
10'9" narrowing to 9'6" x 8'5"
With UPVC double glazed window to the rear elevation. To one side of the chimney breast there is a built-in cupboard, with a further cupboard to the chimney breast housing the central heating boiler. One single radiator, fitted carpet and UPVC double glazed rear entrance door.

From the dining room, a sliding door opens into the:

KITCHEN
4'4" x 8'5"
With fitted wall and base units, stainless steel single drainer sink unit with mixer tap and gas cooker. The kitchen is extensively tiled and has a UPVC double glazed window to the front elevation. There is also an under-stairs cupboard with fitted shelves providing useful storage facilities.

From the entrance vestibule, stairs with fitted carpet lead to the:

LANDING
With fitted carpet and skylight window.

From the landing, a door opens into the:

BATHROOM
With three-piece suite in an avocado shade incorporating pedestal wash basin, low flush WC and panelled bath. The bathroom is tiled around the bath with a complementary colour scheme to the remaining walls. UPVC double glazed window to the rear elevation, cylinder cupboard with tank above and one double radiator.

From the landing, a door opens into:

BEDROOM TWO
10'3" into wardrobes x 10'9"
With fitted wardrobes to one wall with cupboard space above and dressing table. Further fitted cupboards and drawers to one side of the chimney breast. UPVC double glazed window to the rear elevation, one single radiator and a fitted carpet.

From the landing, a door opens into:

BEDROOM ONE
10'2" into wardrobes x 10'8"
With UPVC double glazed window to the front elevation enjoying panoramic views. To one side of the chimney breast there are built-in wardrobes with cupboard space above. One single radiator and a fitted carpet.

From the landing, a door opens into:

BEDROOM THREE
5'5" x 7'9"
This single bedroom has a UPVC double glazed window to the front elevation enjoying panoramic views, one single radiator and a fitted carpet.

GENERAL
The property is constructed of brick, is partially rendered and is surmounted by a tiled roof. It has the benefit of all mains services, gas, water and electric, together with UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band B.

EXTERNAL
To the front of the property there is a south-facing garden with mature plants and shrubs and a path leading to the front entrance door. To the rear of the property there is a further garden area with garden shed and a semi-detached single garage with up-and-over door.

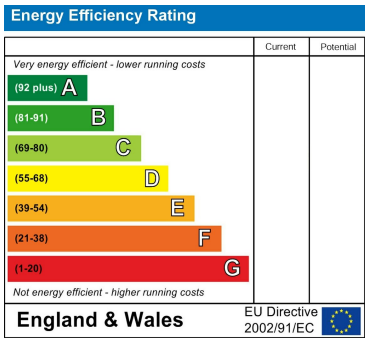
Directions

SAT NAV HX6 3HZ

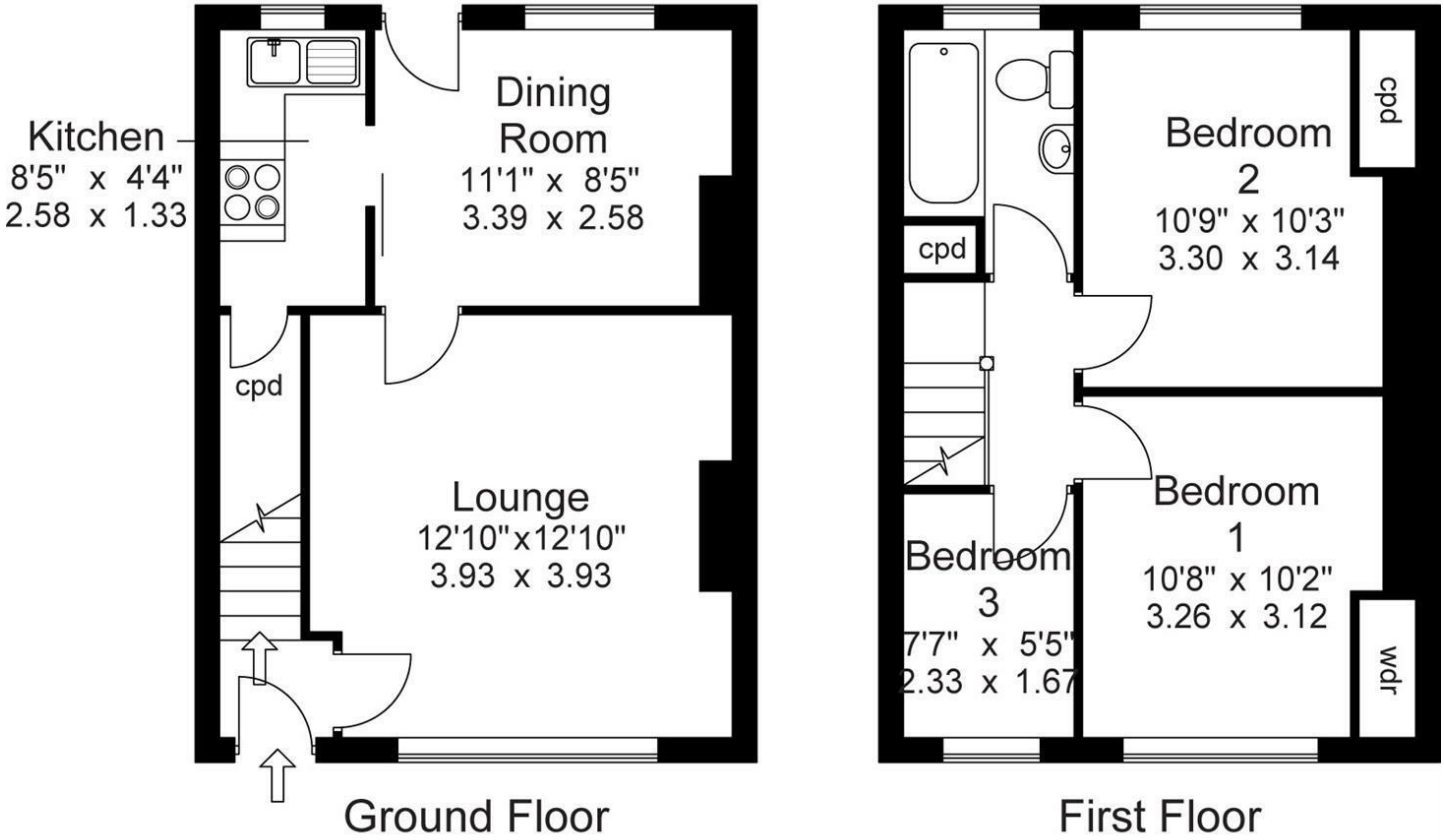
Viewings

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

EPC Rating:



Approx Gross Floor Area = 685 Sq. Feet
= 63.7 Sq. Metres



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