

# Chapters



**12 OAK AVENUE  
SOWERBY BRIDGE**

**£225,000  
FREEHOLD**

Located in the sought after area of Oak Avenue, Sowerby Bridge, this charming three bedroom house presents an excellent opportunity for families and first time buyers alike. The property boasts a well proportioned reception room, perfect for relaxing or entertaining guests. The three bedrooms offer ample space for comfortable living, making it an ideal home for those looking to settle down. One of the standout features of this property is its delightful rear garden with additional multi functional stone built outbuilding, downstairs WC and off road parking ensures that you will never have to worry about finding a space for your vehicle. Situated close to local schools and amenities, this home is perfectly positioned for families seeking convenience and community. With its desirable location and practical features, this property is not to be missed. Whether you are looking to start your journey as a homeowner or seeking a family friendly environment, this house on Oak Avenue is a wonderful choice.



• 3 BEDROOM PROPERTY • CLOSE TO LOCAL SCHOOLS AND AMENITIES • OFF ROAD PARKING

## Entrance

Entering through a Upvc door into the entrance hallway, with radiator and doors leading to:

## Living Room

Spacious living room with double glazed window to the front, electric fire with surround, french double glazed doors to the rear and radiator.

## Dining Kitchen

Matching wall and base units with integrated appliances such as, gas hob, electric oven and overhead extractor hood. Space for a fridge freezer and free standing dishwasher, double glazed window to the front and rear, space for a dining table and chairs and radiator. Under stairs storage cupboard with plumbing for a washing machine and power, there is another door leading to a downstairs WC and a Upvc door to the rear.

## WC

WC with wash basin and frosted double glazed window to the rear.

## First Floor Landing

The first floor landing has a loft access point with a

fully boarded loft, power and lighting.

## Bedroom One

Double bedroom with built in storage cupboards, double glazed window to the front and radiator.

## Bedroom Two

Double bedroom with double glazed window to the front and radiator.

## Bedroom Three

Bedroom with double glazed window to the rear and radiator.,

## Bathroom

Four piece bathroom suite including shower cubicle, bath, wash basin set to a vanity unit and WC. Inset spotlighting, extractor fan , frosted double glazed window to the rear, and heated towel radiator.

## External

To the front there is parking for upto three cars, and a flagged seating area. To the side there is gated access and a large shed used for storage, to the rear there is a paved patio area, Astro turf lawn, a wooden decked area, outdoor tap and power point. Steps leading to a



- ENCLOSED REAR GARDEN • KITCHEN DINING ROOM • DESIRABLE LOCATION • GOOD TRANSPORT LINKS

playhouse and a multi functional outbuilding with air conditioning, power, lighting and ethernet. There is gated access leading to Beech Avenue.



• SPACIOUS LIVING ROOM • IDEAL FOR FAMILIES OR FIRST TIME BUYERS • MULTI FUNCTIONAL OUTBUILDING






## Additional Information

Local Authority -  
Council Tax - Band A  
Viewings - By Appointment  
Only

Floor Area - sq ft  
Tenure - Freehold



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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