Chapters



8 EAGLESCLIFFE
SOWERBY BRIDGE

£215,000
FREEHOLD

Located in Sowerby Bridge, this beautifully presented and recently renovated three-bedroom townhouse is arranged over three floors and offers modern, spacious living in a convenient location close to local schools, amenities and transport links. The property has been thoughtfully renovated and is ready to move straight into, with no work required, and has been well maintained throughout.
The principal bedroom benefits from an en-suite, while the living room opens onto a lovely balcony, providing the perfect spot to sit out and relax. Externally, the property offers the added convenience of off-road parking and a garage, providing useful additional space and storage.
With its recent renovation, excellent presentation, versatile accommodation and convenient location, this is a fantastic home for families or those looking for a property they can simply move into and enjoy.
Don't miss the chance to make this wonderful townhouse your new home.





• THREE BEDROOM TOWN HOUSE • BEAUTIFULLY PRESENTED • CLOSE TO SCHOOLS AND LOCAL AMENITIES

Entrance

Entering through a composite front door, the entrance hallway has stairs rising to the first floor, with doors leading to the integral garage, useful understairs storage and a convenient downstairs WC. The hallway benefits from inset spotlighting, a radiator and a frosted double-glazed window to the front elevation.

Garage

The integral garage provides space for one car and benefits from power and lighting.

Wc

Fitted with a WC and wash basin, with inset spotlighting, radiator and extractor fan.

First Floor

Kitchen Living Area

The kitchen is fitted with matching wall and base units, complemented by a stainless steel sink with draining board. There is a double-glazed window to the rear elevation and a composite door providing access to the rear. The kitchen benefits from inset spotlighting, a breakfast bar, space for a fridge freezer, integrated oven, induction hob and extractor fan.

The kitchen flows seamlessly into the living area, which features inset spotlighting, a radiator and double-glazed double doors opening onto the balcony.

Second Floor

Bedroom Three

A double bedroom featuring a double-glazed window to the rear elevation, radiator and inset spotlighting.

Bedroom Two

A well-proportioned double bedroom featuring a double-glazed window to the front elevation, radiator and inset spotlighting, with ample space for freestanding furniture.

Bathroom

The bathroom is fitted with a bath with overhead shower and glass shower screen, wash basin and WC. The room features part-tiled walls, inset spotlighting, extractor fan, a frosted double-glazed window to the rear elevation and a heated towel radiator.

Second Floor

Bedroom One

A spacious double bedroom featuring a double-glazed





window to the front elevation, radiator and inset spotlighting. The room benefits from a walk-in wardrobe, fitted with lighting, a Velux window and mirrored sliding doors.

En Suite

The en-suite is fitted with a walk-in shower, WC and wash basin with vanity unit. The room features part-tiled walls, extractor fan, inset spotlighting and a heated towel radiator.

External

To the front, the property benefits from off-road parking for one car, together with access to the integral garage. To the rear, steps lead down from the roadside to the property, with additional on-street parking available.







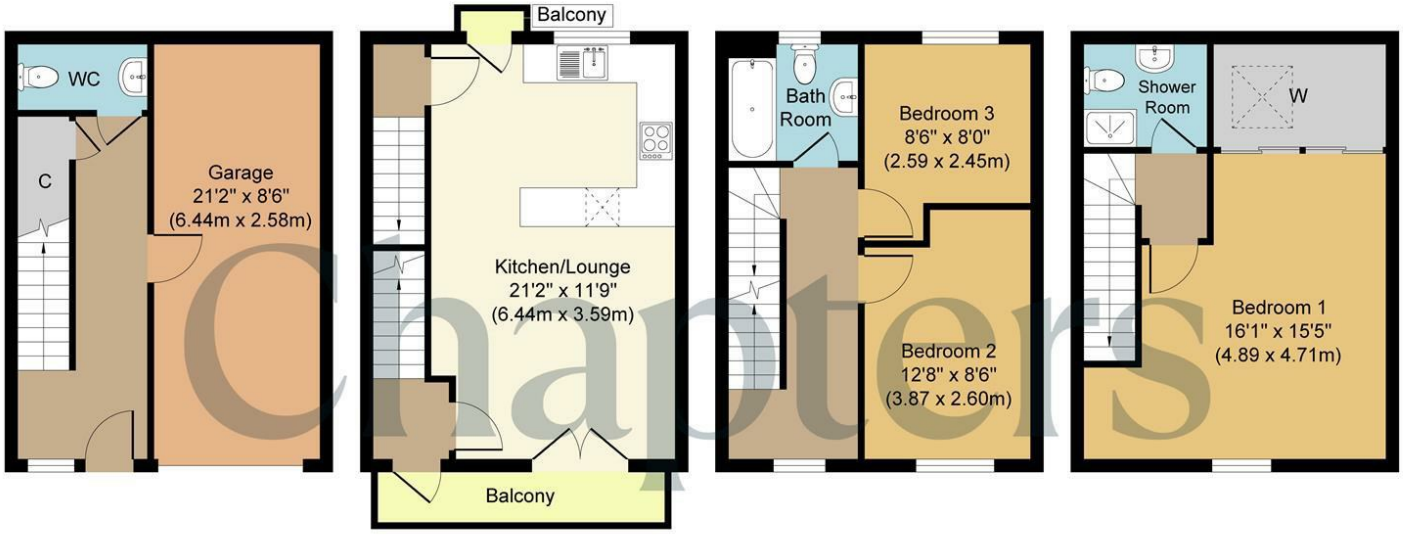






Additional Information

Local Authority	-	Calderdale	**Floor Area**	-	sq ft
Council Tax	-	Band B	**Tenure**	-	Freehold
Viewings	-	By Appointment Only			



Ground Floor
Approximate Floor Area
325 sq. ft
(30.22 sq. m)

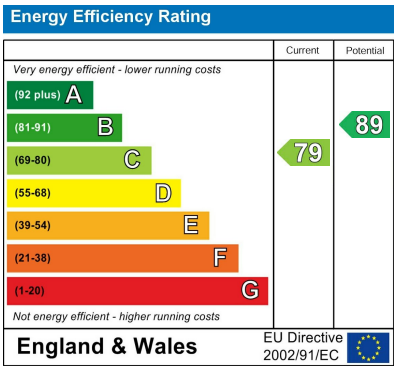
First Floor
Approximate Floor Area
325 sq. ft
(30.22 sq. m)

Second Floor
Approximate Floor Area
325 sq. ft
(30.22 sq. m)

Third Floor
Approximate Floor Area
325 sq. ft
(30.22 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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