



4 MARGATE STREET SOWERBY BRIDGE

£118,000
FREEHOLD

Located on Margate Street in Sowerby Bridge, this two-bedroom mid-terraced property is offered for sale with no onward chain, making it an ideal option for first-time buyers and investors.

The accommodation comprises a spacious reception room and a generous kitchen diner, providing plenty of space for everyday living and dining. Upstairs, the property offers two well-proportioned bedrooms and a family bathroom. Conveniently situated close to local schools, shops and other amenities, the property also benefits from good transport links, making it well placed for commuters and those looking for easy access to the surrounding area. Offering practical accommodation in a popular residential location, this property presents a great opportunity for buyers looking to take their first step onto the property ladder or add to their investment portfolio.



• MID TERRACED PROPERTY • AVAILABLE WITH NO ONWARD CHAIN • COUNCIL TAX BAND
A

Entrance

Entering through a Upvc door into the living room.

Living Room

A spacious living room with a double glazed window to the front elevation, radiator, built-in storage cupboard, and ample space for freestanding furniture. Stairs leading to:

Kitchen Dining Room

A spacious kitchen diner fitted with a range of wall and base units, fully tiled flooring and tiled splashbacks. The kitchen comprises a freestanding electric cooker and hob, a stainless steel sink with drainer, plumbing for a washing machine, and space for a fridge freezer. A double glazed window to the front aspect and a uPVC door provide natural light and access. The dining area offers ample space for a family dining table and additional freestanding furniture and benefits from a double glazed window to the front aspect and a radiator.

Second Floor

Bedroom One

A large double bedroom with a double glazed window

to the front aspect, radiator, and ample space for freestanding bedroom furniture.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with overhead shower and glass shower screen, low flush WC, and wash hand basin. The bathroom also benefits from part tiled walls, a built-in storage cupboard, radiator, and a frosted double glazed window to the front aspect.

Third Floor

Bedroom Two

A spacious double bedroom with a Velux window, two radiators, and ample space for freestanding bedroom furniture.

External

To the front of the property, there is on-street parking available, with steps leading down to a small seating area. The external space provides access to the kitchen and a small outbuilding, which is used for storage.



- LARGE DINING KITCHEN • TWO DOUBLE BEDROOMS • IDEAL FOR FIRST TIME BUYERS OR INVESTORS • CLOSE TO LOCAL SCHOOLS AND AMENITIES • GOOD TRANSPORT LINKS



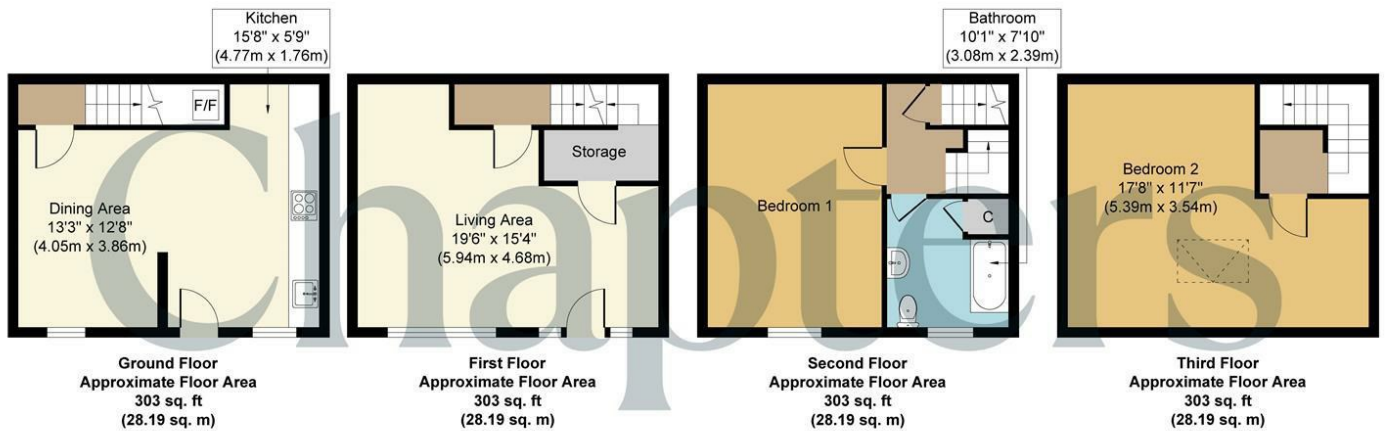




Additional Information

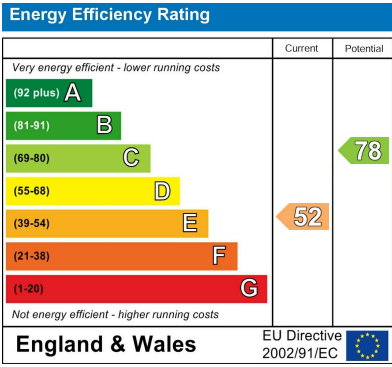
Local Authority - Calderdale
Council Tax - Band A
Viewings - By Appointment
Only

Floor Area - sq ft
Tenure - Freehold



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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