



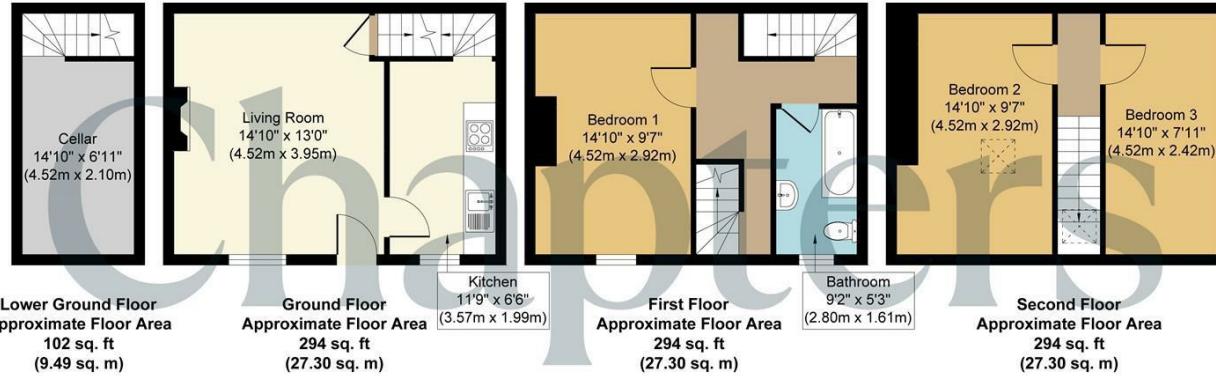
13 CHARLES STREET SOWERBY BRIDGE, HX6 2HR

**£170,000
FREEHOLD**

Nestled on Charles Street in Sowerby Bridge, this delightful three bedroom end terrace house presents an excellent opportunity for families and professionals alike. The property has been fully renovated throughout, ensuring a modern and comfortable living space that is ready for you to move into.

As you enter, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere. The three well proportioned bedrooms provide ample space for growing families or guests, and a fully renovated bathroom. The house boasts a stone built exterior and its ideal location places you within close proximity to local schools and amenities, making it a convenient choice for families or young professionals and on street parking is available. This property is a true gem in Sowerby Bridge, combining modern comforts with a prime location whether you are looking to settle down or invest, do not miss the chance to make this lovely house your new home.

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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		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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