

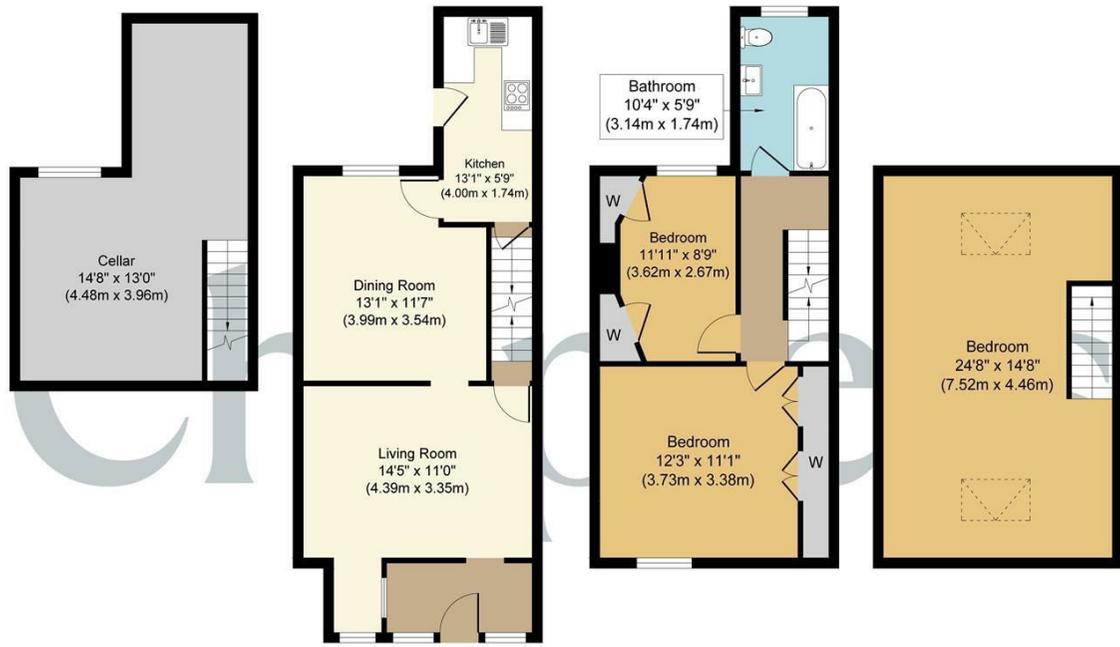


159 PARK CRESCENT SOWERBY BRIDGE, HX6 2SF

£165,000
FREEHOLD

Nestled in the charming area of Park Crescent, Sowerby Bridge, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and spacious home. With no onward chain, this property is ready for you to move in and make it your own. The house benefits from a large living room with double doors leading to another reception room which could be used as a dining room, play room, home office. There is a kitchen to the rear of the property and access to the cellar providing good storage. To the first floor there are two bedrooms and house bathroom and to the second floor there is a large bedroom which has the potential to turn into two rooms subject to the relevant planning permissions. The property is situated in a friendly neighbourhood, close to local amenities, schools and transport links, ensuring convenience for daily life. Whether you are a first-time buyer or looking to invest, this home offers a wonderful blend of comfort and potential. Do not miss the chance to view this lovely property in Sowerby Bridge, where you can enjoy both the tranquillity of suburban living and the vibrancy of nearby town life.

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Cellar
Approximate Floor Area
265 sq. ft
(24.58 sq. m)

Ground Floor
Approximate Floor Area
479 sq. ft
(44.59 sq. m)

First Floor
Approximate Floor Area
418 sq. ft
(38.87 sq. m)

Second Floor
Approximate Floor Area
360 sq. ft
(33.48 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		61	
(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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