

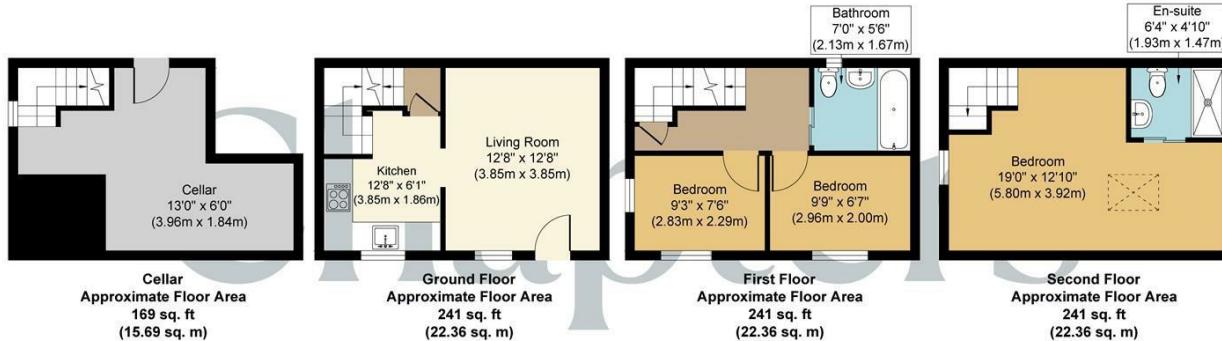


**1 CLIFTON STREET  
SOWERBY BRIDGE, HX6 2DA**

**£159,000  
FREEHOLD**

Located on Clifton Street in the charming town of Sowerby Bridge, this recently renovated three bedroom house offers a perfect blend of modern living and convenience. With one well appointed reception room. The three bedrooms provide ample space for a family or professionals seeking a comfortable home. The house boasts a contemporary design, ensuring that it is ready for you to move in without the need for any further work. The bathroom is stylishly finished, complementing the overall aesthetic of the home. On street parking is available, making it easy for everyone to access the property. One of the standout features of this home is its prime location. Situated close to the centre of Sowerby Bridge, you will find a variety of local amenities, including shops, cafes, and parks, all within easy reach. This community offers a welcoming atmosphere, perfect for those looking to settle down in a friendly neighbourhood. In summary, this delightful house on Clifton Street is an excellent opportunity for anyone seeking a modern, move in ready home in Sowerby Bridge. With its appealing features and convenient location within walking distance to Sowerby Bridge train station making it an ideal home for anyone commuting to Leeds or Manchester and sure to attract interest from a range of buyers. Don't miss your chance to make this lovely property 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	78
(55-68)	D	
(39-54)	E	61
(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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