

Chapters



**1 CLIFTON STREET
SOWERBY BRIDGE**

**£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.



• THREE BEDROOMS • RECENTLY RENOVATED THROUGHOUT • ENCLOSED GARDEN • ON STREET PARKING

Entrance

Entering through a composite door leading into the living room.

Living Room

12'7" x 12'7"

Spacious living room with space for a feature fire, double glazed window to the front and radiator.

Opening leading to:

Kitchen

12'7" x 6'1"

Modern wall and base units with integrated appliances such as oven, induction hob, overhead extractor hood and fridge freezer. Stainless steel sink with draining board, double glazed window to the front and stairs leading to:

Cellar

12'11" x 6'0"

Large storage cellar housing the boiler, power and lighting, plumbing for a washing machine, double glazed window to the side, radiator, and Upvc door leading to the rear of the property.



First Floor Landing

First floor landing with doors leading to:

Bedroom Two

9'3" x 7'6"

Double bedroom with double glazed window to the front and side of the property and radiator.

Bedroom Three

9'8" x 6'6"

Double bedroom with double glazed window to the front and radiator.

Bathroom

6'11" x 5'5"

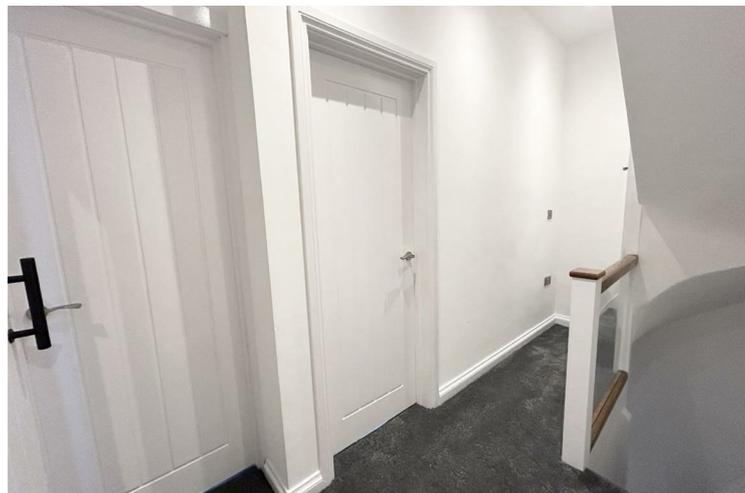
Three piece bathroom suite including bath with overhead shower and shower screen, extractor fan, WC, and wash basin set to a vanity unit. Spot lighting, frosted double glazed window and heated towel radiator.

Second Floor

Bedroom One

19'0" x 12'10"

Spacious double bedroom with double glazed window



- STORAGE CELLAR • SET OVER FOUR FLOORS • DESIRABLE LOCATION • CLOSE TO LOCAL SCHOOLS AND AMENITIES

to the side and Velux window, spotlighting, original exposed beams, radiator, and En Suite.

En Suite

6'3" x 4'9"

Three piece suite including shower cubicle, WC, and wash basin set to a vanity unit. Extractor fan, spotlighting, tiled flooring and heated towel radiator.

External

On street parking, with gated access to an enclosed garden to the side of the property.



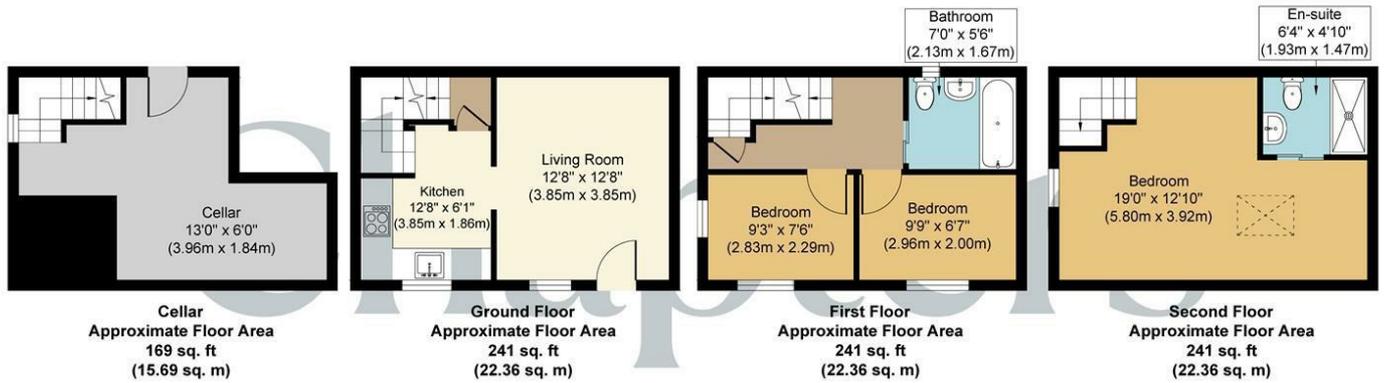




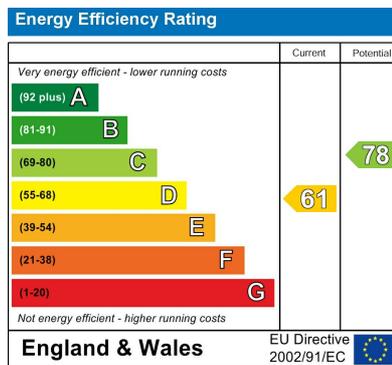
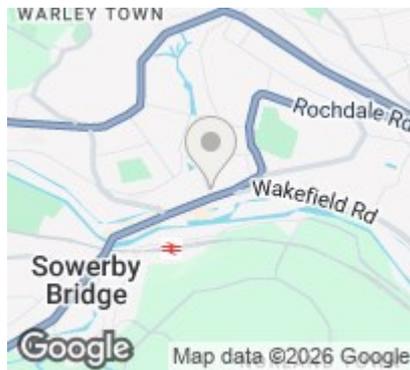
Additional Information

Local Authority -
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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