

# Chapters



**17 HIGHFIELD  
SOWERBY BRIDGE**

**£190,000  
FREEHOLD**

Nestled on Wakefield Road, this beautifully presented three-bedroom terraced house offers a delightful living experience on the outskirts of Sowerby Bridge. Spanning over three floors, the property boasts immaculate living spaces that are both stylish and functional. Briefly comprising kitchen dining room and downstairs WC, living room, house bathroom and third bedroom which could have multiple uses and two double bedrooms to the top floor. A great feature is the off-street parking, providing convenience for residents and at the rear, you will find an enclosed tiered garden, perfect for enjoying the outdoors, while the front aspect reveals stunning views that enhance the charm of this home. The location is superb, with excellent connections to both road and rail networks, making commuting a breeze. Additionally, the vibrant centre of Sowerby Bridge is just a short walk away, offering a variety of amenities to cater to your daily needs. This property is ideal for a diverse range of buyers and truly merits an internal viewing to appreciate its full potential.



• THREE BEDROOMS • OPEN PLAN KITCHEN DINING ROOM • SPACIOUS LIVING ROOM • HOUSE BATHROOM AND DOWNSTAIRS WC

### Entrance

External stairs lead to a Upvc door with access to the entrance hall where there is the staircase to the first floor and door to:

### Kitchen Dining Room

Large open plan kitchen diner with matching wall and base units, complimentary work surfaces, integrated appliances such as fan oven, gas hob and extractor hood, plumbing for a washing machine, space for a fridge freezer. Stainless steel sink with tap and draining board, double glazed window to the front of the property and radiator. There is space for a large dining table and chairs and a separate storage cupboard. Door to:

### WC

Downstairs WC with wash basin.

### First Floor

#### Living Room

Spacious living room with double glazed window to the front of the property, gas fire with surround, staircase with access to the second floor, radiator, and doors leading to the bathroom and third bedroom.

#### Bedroom Three/Study

A double bedroom currently being used as a dressing room, with double glazed french doors leading to the rear of the property and radiator.

#### Bathroom

Three piece bathroom suite including, bath with overhead shower and glass shower screen, wash basin set to a vanity unit and WC. Extractor fan and frosted double glazed window to the rear of the property.

### Second Floor

#### Bedroom One

A spacious double bedroom with three Velux double glazed windows and views over the country side to the front of the property, feature wooden flooring, space for free standing furniture and radiator.

#### Bedroom Two

Double bedroom with two Velux double glazed window to the rear of the property, feature wooden flooring, space for free standing furniture and radiator.

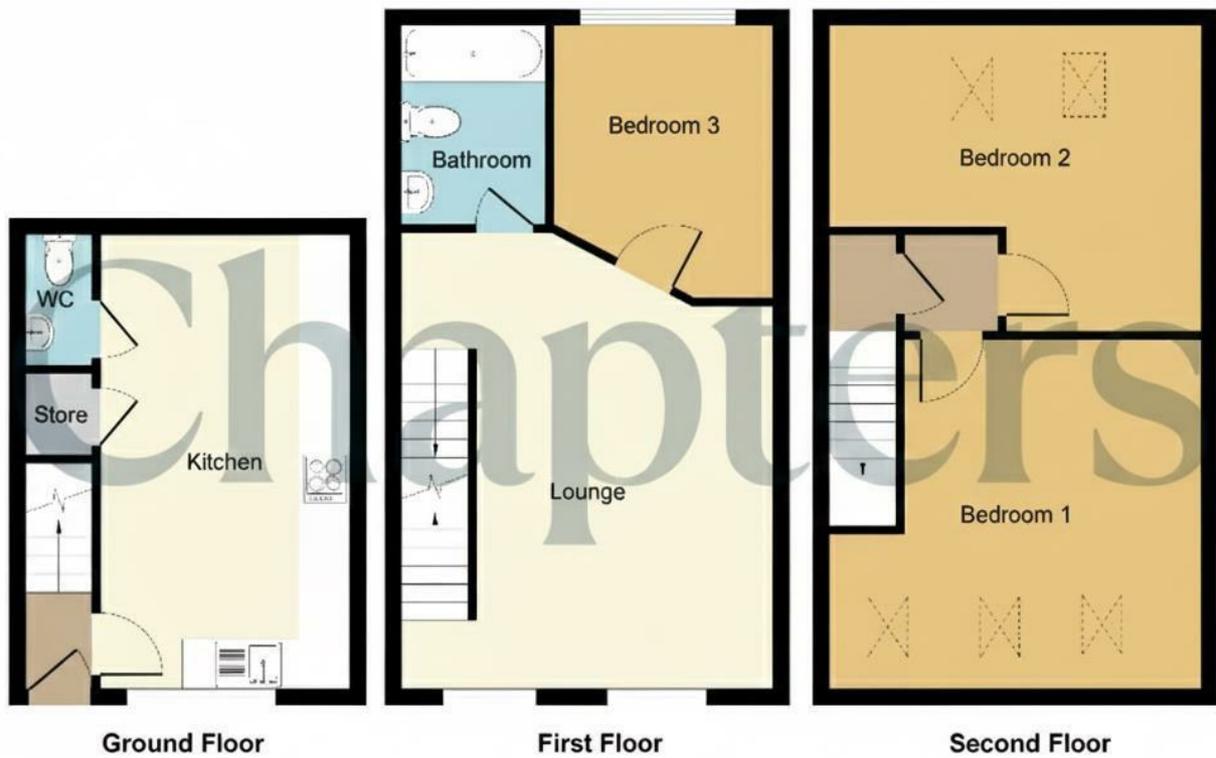
#### External

To the front of the property there is an allocated parking space for the property, a shared allocated parking space for visitor parking. Under the stairs leading up to the property there is a bin store, and further down from the property there is further shared parking spaces. To the rear of the property there is a flagged patio area, steps leading to a decked area and steps leading to further tiered garden areas. Another decked area at the top of the tiered garden with far reaching views over the country side. There is a further lawned area to the rear of the decked area.



- OFF ROAD PARKING • CLOSE TO LOCAL SCHOOLS AND AMENTIES • CONVINIENT LOCATION • WELL PRESENTED THROUGHOUT • LARGE GARDEN TO THE REAR





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, benchmarking or for funding purposes. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase or tenancy. The services, systems and appliances shown here have not been tested and no guarantee is given 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			85
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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