

Chapters



13 UNION STREET SOWERBY BRIDGE

£140,000
FREEHOLD

Situated on Union Street in the charming town of Sowerby Bridge, this deceptively spacious back-to-back terraced house offers an excellent opportunity for families and professionals alike. With three generously sized double bedrooms, this property ensures ample space for comfortable living. Each room is thoughtfully designed, providing a welcoming atmosphere that is both practical and inviting. The ground floor features a well-proportioned living room, perfect for relaxation or entertaining guests. The layout of the home maximises the available space, making it feel even larger than its dimensions suggest. The property also includes a spacious kitchen diner, useful storage cellar and four piece bathroom. One of the standout features of this home is its prime location. Situated close to local schools and shops, residents will benefit from the convenience of having essential amenities within easy reach. This makes it an ideal choice for families looking to settle in a community-oriented area. In summary, this terraced house on Union Street is a fantastic find, combining spacious living with a desirable location.



• BACK TO BACK TERRACE PROPERTY • FORMALLY TWO HOUSES CONVERTED INTO ONE • THREE DOUBLE BEDROOMS

Entrance Hallway

Access via a UPVC front door with staircase to the first floor, door to kitchen and further door to:

Cellar

Good sized used for storage.

Kitchen Diner

Large kitchen diner with matching wall and base units, complementary worksurfaces incorporating 1 1/2 stainless sink and drainer. Integrated oven with gas hob and extractor overhead. Built in microwave and space for undercounter fridge and freezer along with plumbing for a washing machine and space for a dryer. Space for a dining table, double glazed window to the front and radiator.

Living Room

Spacious, bright living room with two double glazed windows to the front, inset feature gas fire and two radiators.

First Floor

Landing with access to all bedrooms and radiator.

Bedroom One

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

Bedroom Two

Further double room with double glazed window to the front and radiator.

Bedroom Three

Double room with double glazed window and radiator.

Bathroom

Four piece white suite comprising WC, wash basin, corner shower cubical and corner bath with shower attachment. Frosted double glazed window, useful storage cupboard, part tiled walls and extractor fan.

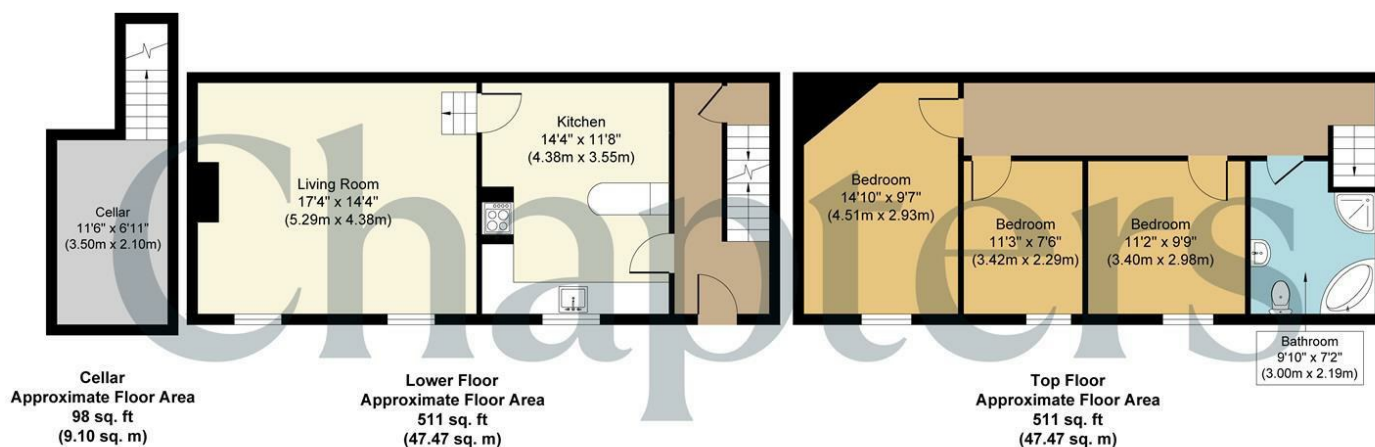
External

The property benefits from a decked garden to the front with gated access and paved path to the front door.



- LARGE LIVING ROOM • SPACIOUS KITCHEN DINER • STORAGE CELLAR • DECKED AREA TO THE FRONT • CLOSE TO LOCAL AMENITIES AND SCHOOLS • NO UPWARD CHAIN





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		87
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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