

# Chapters



## 9 HILLSIDE VIEW SOWERBY BRIDGE

£185,000  
FREEHOLD

Nestled in the charming area of Hillside View, Sowerby Bridge, this delightful two bedroom semi detached house presents an excellent opportunity for a number of buyers. The property boasts a well proportioned reception room, perfect for relaxing or entertaining guests and two comfortable bedrooms. The location is particularly advantageous, with a variety of schools and local amenities just a stone's throw away, making it ideal for families and professionals alike. One of the standout features of this property is the private garden to the rear, offering outdoor space for gardening or relaxing. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home. This semi detached house combines convenience, comfort, and a lovely outdoor area, making it a wonderful choice for anyone seeking a new home in Sowerby Bridge. Don't miss the chance to make this property your own.



• TWO BEDROOM SEMI DETACHED • READY TO MOVE INTO • AVIALABLE WITH NO ONWARD CHAIN

## Entrance

Through a Upvc door into the entrance porch, with double glazed window to the side, radiator and door leading to:

## Living Room

Spacious living room with double glazed windows to the front and side of the property, radiator, under stairs storage cupboard and stairs leading to the first floor landing. There is a gas pipe installed under the floor ready for a gas fire to be fitted.

## Kitchen

Matching wall and base units, tiled splash backs and integrated appliances such as, oven, gas hob with overhead extractor hood, fridge freezer and washer dryer. Double glazed window and Upvc door to the rear, ceramic sink with chrome tap and radiator.

## First Floor Landing

The first floor landing has a loft access point and doors to:

## Bedroom One

Double bedroom with built in wardrobes and storage, double glazed window to the front and radiator.

## Bedroom Two

Double bedroom with double glazed window to the rear, built in storage cupboard and radiator.

## Bathroom

Three piece bathroom suite including, bath with over head electric shower and glass shower screen, WC and wash basin. Tiled flooring and part tiled walls, frosted double glazed window to the side, storage cupboard and radiator.

## External

To the front of the property there is a well maintained lawned garden, to the rear there is a enclosed lawned garden with gated access, mature trees and driveway for up to one car.



- WELL PRESENTED • PRIVATE REAR GARDEN • CLOSE TO LOCAL SCHOOLS AND AMENITIES • DESIRABLE LOCATION • OFF ROAD PARKING







## Additional Information

Local Authority -  
Council Tax - Band B  
Viewings - By Appointment  
Only

Floor Area - sq ft  
Tenure - Freehold

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Ground Floor



First Floor

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			88
(81-91) B			
(69-80) C			
(55-68) D		71	
(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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