

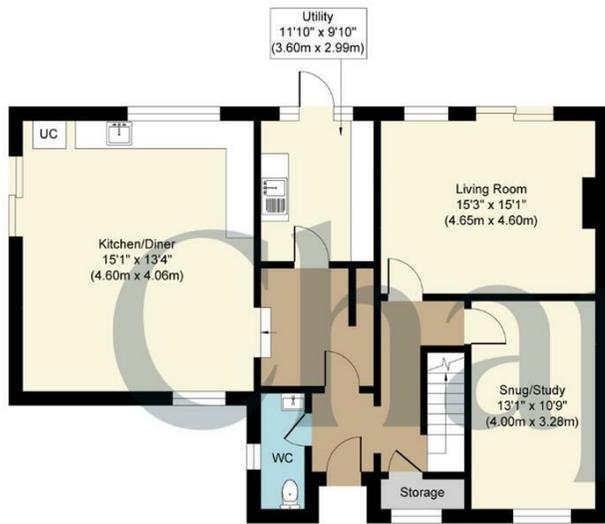


27 BRECK LEA
SOWERBY BRIDGE, HX6 1BS

£470,000
FREEHOLD

Nestled in the charming area of Breck Lea, Sowerby Bridge, this beautifully presented four bedroom semi detached house is an ideal family home. The property boasts a spacious open plan living area, perfect for entertaining guests and three well appointed bathrooms. The house is designed for modern living, offering ample off road parking along with the convenience of a triple garage. In a prime location you are just a stone's throw away from local schools and amenities, making it an excellent choice for families seeking a vibrant community atmosphere. In summary, this semi detached house in Breck Lea is a wonderful opportunity for those looking for a stylish and practical home in Sowerby Bridge. With its generous space, modern conveniences, and proximity to essential services, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this delightful property your own.

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Ground Floor
Approximate Floor Area
957 sq. ft
(88.86 sq. m)



First Floor
Approximate Floor Area
971 sq. ft
(90.17 sq. m)

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		
(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	
			82
		69	

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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