

Chapters



**13 RISHWORTH HALL CLOSE
SOWERBY BRIDGE**

**£220,000
FREEHOLD**

Nestled in the charming area of Rishworth Hall Close, Sowerby Bridge, this delightful semi-detached house offers a perfect blend of comfort and convenience. The property briefly comprises living room, large dining kitchen, two bedrooms and a family bathroom. Externally the property benefits from off-road parking for two cars and a rear enclosed garden which has a paved patio seating area and lawned garden. Perfectly situated for residents to enjoy the benefits of local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected, providing convenient access to public transport links, making it an excellent choice for commuters or those who enjoy exploring the surrounding regions. This property presents a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in a sought-after location. This semi-detached house in Rishworth Hall Close is certainly worth considering. Don't miss the chance to make this charming home your own.



• SEMI DETACHED PROPERTY • TWO BEDROOMS • LARGE KITCHEN DINER • LIVING ROOM • HOUSE BATHROOM

Entrance

Access via UPVC door with staircase to the first floor, double glazed window to the side and radiator. Door to:

Living Room

Spacious living room with double glazed window to the front of the property and radiator. Multi fuel burning stove fire and archway into the dining area.

Kitchen Dining Room

Open plan light and spacious kitchen dining room with radiator and garden views to the rear of the property. Velux window letting in more light and double doors leading onto the rear garden. Kitchen comprising of stainless steel sink and tap, plumbing for washing machine, integrated dishwasher, gas hob with overhead extractor fan, intergraded fridge freezer and double oven, Ample storage space.

First Floor Landing

Radiator on the landing, Loft access point and double glazed window to the side.

Bedroom One

Double glazed windows to the front, fitted wardrobes with sliding doors and radiator.

Bedroom Two

Double glazed window to the rear of the property and radiator.

Bathroom

Three piece suite, with WC, wash basin and shower over bath. Frosted double glazed window, inset spotlighting, radiator and extractor fan.

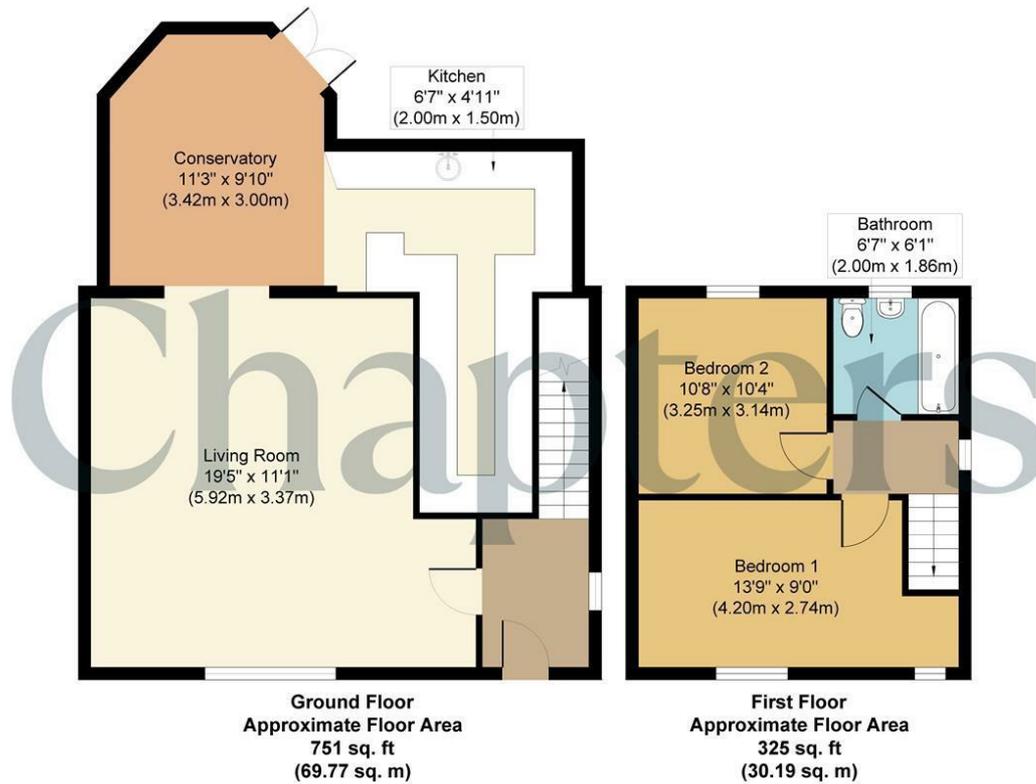
External

The property benefits from off-road parking to the front, gated access to the side leading to the rear garden where there is a paved patio, lawned gardens, garden shed and flower beds.



• OFF-ROAD PARKING TO THE FRONT • ENCLOSED 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, 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		59	68
(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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