Chapters



8 RYBURN TERRACE
SOWERBY BRIDGE

£250,000
FREEHOLD

Nestled in the charming area of Ripponden, this delightful two bedroom end terrace house offers a perfect blend of comfort and convenience. The property is well presented, with a warm and inviting atmosphere that is sure to appeal to a variety of buyers. Upon entering, you will find a spacious reception room that serves as an ideal space for relaxation or entertaining guests. The two bedrooms are generously sized, and a well appointed bathroom. One of the standout features of this property is its good sized garden, which offers a wonderful outdoor space for outdoor activities and adds significant value to the home. Situated in a desirable location, this house is conveniently close to local schools and amenities, making it an excellent choice for families or those seeking a vibrant community. With its appealing features and prime location, this end terrace house is a fantastic opportunity for anyone looking to settle in Sowerby Bridge. Don't miss the chance to make this lovely property your new home.





• TWO DOUBLE BEDROOMS • GOOD SIZED GARDEN • DESIRABLE LOCATION • CLOSE TO LOCAL SCHOOLS AND AMENITIES

Entrance

Entering through a bespoke wooden door into the entrance hall, with original victorian tiled flooring, stairs to the first floor landing, spotlighting, radiator and door to:

Living Room

Open plan living room with gas fire, double glazed window to the front, wooden flooring flowing into the kitchen area, spotlighting and radiator.

Kitchen

Open plan kitchen with matching wall and base units, integrated appliances such as, oven, gas hob, extractor hood, dishwasher and fridge freezer. Belfast sink with chrome tap, under stairs storage and wooden stable style door to the rear, spotlighting, double glazed window to the rear and radiator. there is space for a large dining table and chairs in this open plan living area.

First Floor Landing

the first floor landing has a double glazed window to the rear, loft access with a drop down ladder, the loft is boarded and has lighting. plumbing for a washing machine and doors leading to:

Bedroom One

Spacious double bedroom with space for free standing furniture, feature panelled walls, double glazed window to the front, and radiator.

Bedroom Two

Double bedroom with double glazed window to the rear, and radiator.

Bathroom

Three piece bathroom suite including, separate shower cubicle, wash basin and WC. Double glazed window to the front, part tiled walls, spotlighting and heated towel radiator.

External

To the side of the property is a driveway for upto two cars. To the rear of the property are steps leading to a lawned garden with a small flagged patio seating area.

Anti-Money Laundering

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime





Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.









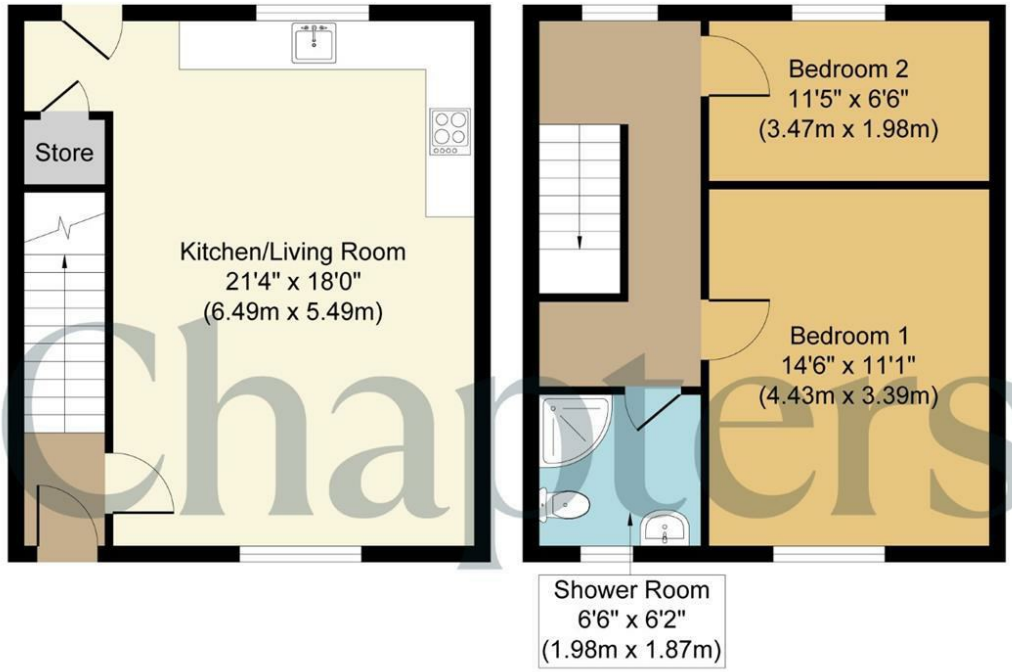




Additional Information

Local Authority	-		**Floor Area**	-	sq ft
Council Tax	-	Band B	**Tenure**	-	Freehold
Viewings	-	By Appointment			

Only

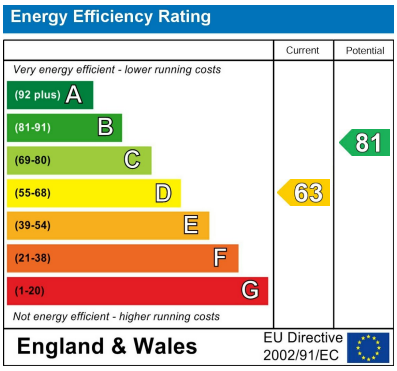


Ground Floor
Approximate Floor Area
389 sq. ft
(36.14 sq. m)

First Floor
Approximate Floor Area
389 sq. ft
(36.14 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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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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