



## 9 HILLSIDE VIEW SOWERBY BRIDGE, HX6 1AF

£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.

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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		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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