



11 UPPER FOUNTAIN STREET SOWERBY BRIDGE

**£120,000
FREEHOLD**

Welcome to this charming house located on Upper Fountain Street in the picturesque town of Sowerby Bridge. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those looking to downsize. Upon entering, you are greeted by a spacious reception room that provides a warm and inviting atmosphere. The room is filled with natural light, enhancing the sense of space and warmth. The house features two bedrooms, modern bathroom, dining area to the rear of the living room and lower ground floor kitchen with storage cellar. Situated in Sowerby Bridge, this home benefits from a vibrant community and excellent local amenities. You will find a range of shops, cafes, and parks within easy reach, making it a convenient location for everyday living. Additionally, the area boasts good transport links, allowing for easy access to nearby towns and cities. In summary, this house on Upper Fountain Street presents a wonderful opportunity to own a lovely home in a desirable location.



• MID TERRACE PROPERTY • TWO BEDROOMS • LIVING ROOM • DINING AREA • KITCHEN • STORAGE CELLAR

Living Room

Spacious living room with double glazed window to the front of the property, radiator and gas fireplace, Open archway leads to the dining area which has a double glazed window to the rear, radiator and staircase to the first floor. Door leads to the staircase which takes you to the lower ground floor kitchen.

Kitchen

The kitchen comprises of matching wall and base units with tiled splash back, stainless steel sink with drainer, integrated gas hob and oven, extractor fan and plumbing for a washing machine, inset spot lighting and radiator. Door leads to:

Cellar

Providing storage.

First floor landing

Bedroom One

Spacious double bedroom with double glazed window to the front of the property, radiator, and built in wardrobes.

Bedroom Two

Bedroom comprising of double glazed window to the rear, radiator, and access to the loft hatch with a drop down ladder.

Bathroom

Three piece suite including tiled shower cubicle, w/c and wash basin, cupboard housing the boiler and frosted double glazed window.

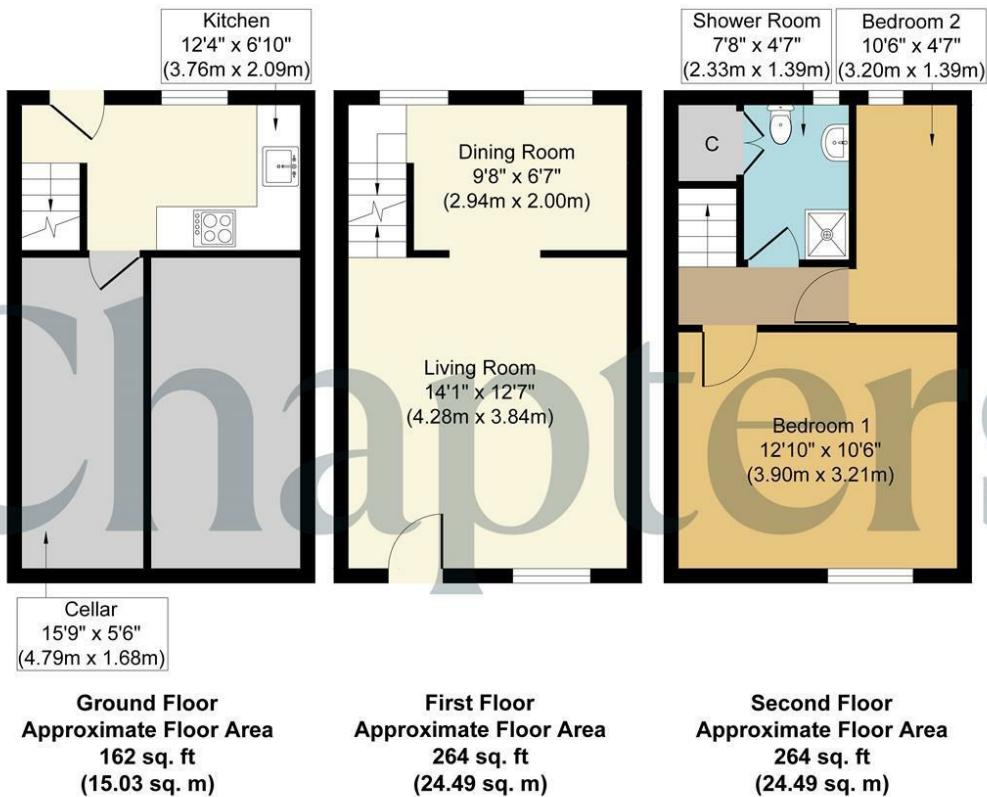
External

To the front of the property is pavement frontage with on street parking, to the rear is a low maintenance shared yard with artificial lawn.



• MODERN BATHROOM • REAR YARD • CLOSE TO LOCAL AMENITIES

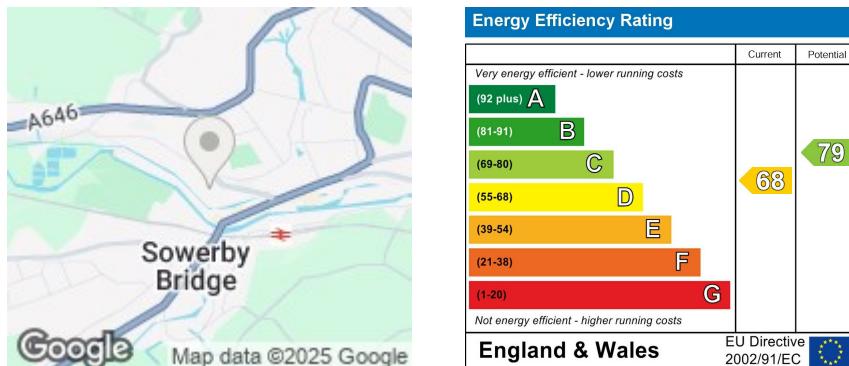




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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