



**50 BECK ROAD
SOWERBY BRIDGE, HX6 2FJ**

**£155,000
LEASEHOLD**

Nestled in the charming area of Beck Road, Sowerby Bridge, this modern two bedroom apartment offers a blend of comfort and convenience. Ideal for first time buyers or young professionals, the property boasts a well designed layout that maximises space and functionality. Upon entering, you are welcomed into a bright entrance hall. The apartment features two good sized bedrooms, providing ample space for rest and personalisation. The bathroom is thoughtfully designed, ensuring a practical yet stylish layout. One of the standout features of this property is the allocated parking space, this added convenience allows for easy access and peace of mind. The apartment is designed for easy maintenance living, making it an excellent choice for those who prefer a low maintenance lifestyle without compromising on quality. The surrounding area of Sowerby Bridge is known for its vibrant community and excellent amenities, ensuring that everything you need is within easy reach.

In summary, this modern two bedroom apartment on Beck Road is a fantastic opportunity for anyone looking to enter the property market or seeking a comfortable home in a thriving location. With its appealing features and practical layout, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely apartment your new home.

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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 | 84 | 84 |
| (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 |

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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