

Chapters



**29 CLIFTON STREET
SOWERBY BRIDGE**

**£165,000
FREEHOLD**

Located in the area of Clifton Street, Sowerby Bridge, this well presented terraced house offers a delightful opportunity for families and individuals alike. With two spacious bedrooms and an attic room, this property is perfect for those seeking a comfortable home. The reception room provides a warm and welcoming space, ideal for entertaining. The house is situated in an ideal location, with easy access to local schools and a variety of amenities making it a convenient choice. Whether you are looking for shops, parks, or community services, everything you need is just a stone's throw away. This property is ready to move into and the on street parking is available. In summary, this terraced house on Clifton Street is a fantastic opportunity for anyone looking to enjoy a comfortable lifestyle in a vibrant community. With its appealing features and prime location, it is sure to attract interest from prospective buyers. Don't miss the chance to make this lovely house your new home.



• TWO BEDROOM TERRACED • ATTIC ROOM • THREE BEDROOMS • CLOSE TO LOCAL SCHOOLS AND AMENITIES

Entrance

Entering through a composite door into the vestibule with radiator and door to:

Living Room

Spacious living room with feature gas fire and surround, double glazed windows to the front and the rear, radiator, staircase leading to the first floor landing and space for a dining table and chairs. Door to:

Kitchen

Matching base units with tiled splash backs and tiled flooring, space for a fridge freezer and plumbing for washing machine and dish washer. Free standing electric oven with gas hob, over head extractor hood, double glazed window and Upvc door to the rear. Two radiators, inset spotlighting and pantry with power, lighting and storage.

First Floor Landing

First floor landing with built in storage cupboard and doors leading to:

Bedroom One

Double bedroom with built in mirrored wardrobes, double glazed window to the front and radiator.

Bedroom Two

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

Bathroom

Four piece bathroom suite including bath with over head electric shower and glass shower screen, WC and wash basin. Built in storage shelving, tiled walls, inset spotlighting and radiator.

Second Floor

Attic Room

Attic room currently being used as a bedroom with Velux window, eaves storage and radiator.

External

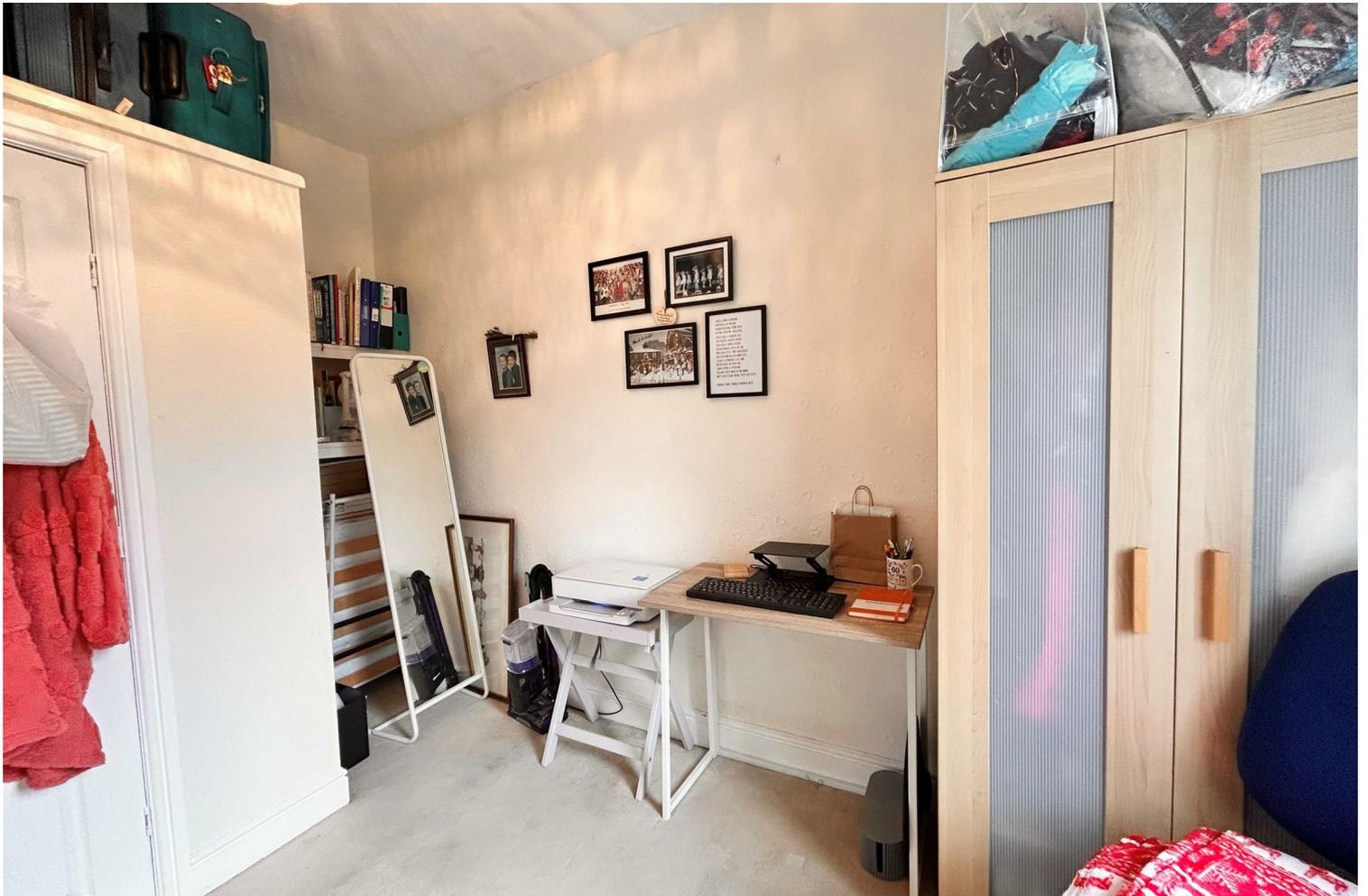
To the front there is on street parking, to the rear there is a flagged seating area with gated access and outdoor storage shed.



• WELL PRESENTED • READY TO MOVE INTO • PERFECT FOR A NUMBER OF BUYERS • ON STREET PARKING



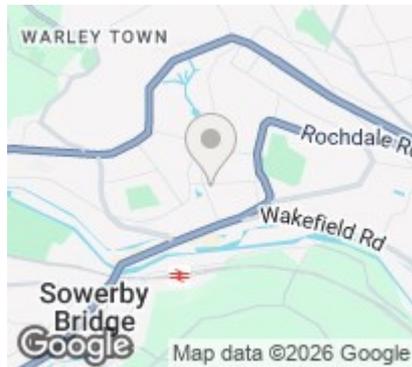




Additional Information

Local Authority -
Council Tax - Band A
Viewings - By Appointment
Only

Floor Area - sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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