Chapters



7 BEECH VIEW
SOWERBY BRIDGE

£160,000
FREEHOLD

A fantastic opportunity to purchase this attractive two-bedroom property, offering spacious accommodation throughout and enjoying pleasant countryside views. Ideally suited to first-time buyers, couples or those looking to downsize, the property briefly comprises an entrance porch, spacious living room with feature fireplace, fitted kitchen with integrated appliances and a useful cellar providing additional storage. To the first floor are two well-proportioned double bedrooms, both enjoying countryside views, together with a generously sized family bathroom fitted with a three-piece suite and overhead shower. Externally, the property benefits from low-maintenance gardens to both the front and rear, incorporating a lawned area, decking and flagged patio space, providing pleasant areas to sit and enjoy the surrounding views. Early viewing is highly recommended to fully appreciate the accommodation on offer. Don't miss the chance to view this property!





• END OF TERRACE PROPERTY • 2 DOUBLE BEDROOMS • PRIVATE GARDEN WITH VIEWS OVER THE VALLEY

Entrance

Entering the property through a UPVC entrance door featuring an attractive stained-glass insert, leading into a welcoming entrance porch. The porch benefits from a double-glazed window to the rear, allowing natural light to filter through, and tiled flooring. A further internal door provides access into the living room.

Living Room

A spacious and welcoming living room featuring a gas fire with an attractive feature surround, creating a focal point to the room. A double-glazed window to the front elevation provides natural light, with an additional double-glazed UPVC door offering access to the front of the property. The room further benefits from a radiator and provides access to the kitchen and staircase leading to the first-floor landing.

Kitchen

Fitted with a range of matching base units, providing useful storage and worktop space. The kitchen benefits from a double-glazed window to the front elevation, inset ceiling spotlights and a range of integrated appliances, including an oven, induction hob and overhead extractor hood. Further features include a ceramic sink with drainer, plumbing for a washing machine and space for a fridge freezer. A door provides access to the cellar.

Cellar

A generously sized cellar providing excellent additional storage space. The cellar benefits from a double-glazed window to the front elevation, a radiator and houses the property's boiler.

First Floor Landing

The first-floor landing benefits from a double-glazed window to the rear elevation, providing natural light, and a loft access hatch. Doors lead to two bedrooms and the family bathroom.

Bedroom One

A well-proportioned double bedroom featuring an attractive feature fireplace and a double-glazed window to the front elevation, enjoying pleasant views over the surrounding countryside. The room further benefits from a radiator and ample space for freestanding bedroom furniture.

Bedroom Two

A second well-proportioned double bedroom featuring





a double-glazed window to the front elevation, enjoying pleasant views over the surrounding countryside. The room also benefits from a radiator and provides space for bedroom furnishings.

Bathroom

A generously proportioned family bathroom featuring a frosted double-glazed window to the rear elevation, providing natural light whilst maintaining privacy. The suite comprises a wash hand basin, WC and bath with overhead shower and glass shower screen. The room further benefits from part-tiled walls and a radiator.

External

To the front of the property is a pleasant, low-maintenance garden enjoying attractive views over the surrounding countryside. The garden incorporates a small lawned area, a decked seating area and a pebbled pathway, together with flagged paving, providing a variety of outdoor seating and relaxation spaces. To the rear of the property is a small, low-maintenance flagged area, with a pathway providing the main pedestrian access to the property. A gate leads through to a further flagged patio area, with access to the main entrance door.

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.









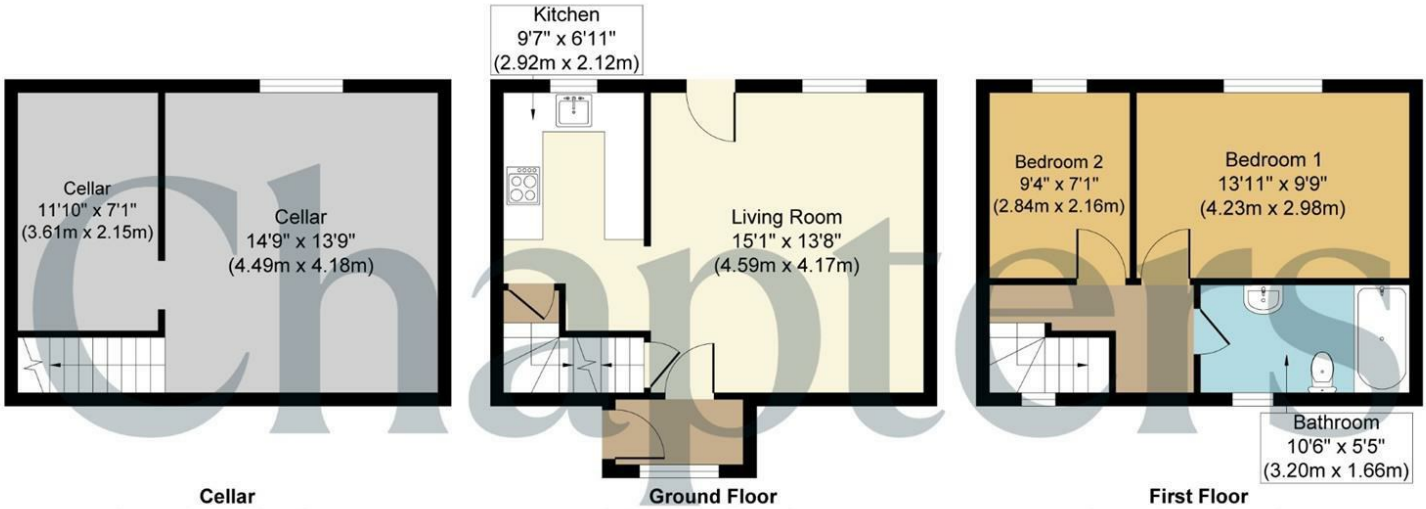




Additional Information

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

Only



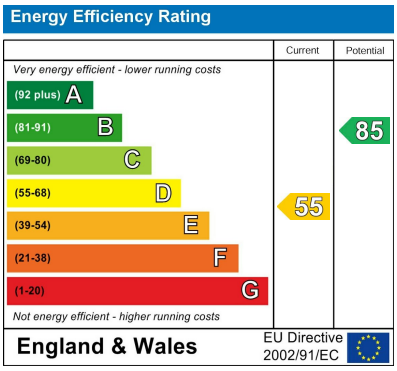
Cellar
Approximate Floor Area
318 sq. ft
(29.51 sq. m)

Ground Floor
Approximate Floor Area
341 sq. ft
(31.67 sq. m)

First Floor
Approximate Floor Area
318 sq. ft
(29.51 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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