17 CLAY STREET
SOWERBY BRIDGE

£140,000
FREEHOLD

Located in the area of Clay Street, Sowerby Bridge, this delightful south facing terraced house presents an excellent opportunity for both first time buyers and investors alike. The property boasts two spacious double bedrooms, providing ample room for relaxation and the well proportioned reception room offers a welcoming space for entertaining guests or enjoying quiet evenings at home. Convenience is a key feature of this home, as it is situated just a stone's throw away from local schools and amenities, making it ideal for families and those who appreciate easy access to everyday necessities. The property is also available with no onward chain, allowing for a smooth purchase process. For those who rely on public transport, the good transport links in the area ensure that commuting to nearby towns and cities is both efficient and straightforward. Additionally, on street parking is available, providing a practical solution for residents with vehicles. This terraced house on Clay Street is a wonderful blend of comfort and convenience, making it a perfect choice for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely property your new home.

• TWO LARGE DOUBLE BEDROOMS • AVAILABLE WITH NO ONWARD CHAIN • ON STREET PARKING

Entrance

Entering through a Upvc door into the living room.

Living Room

Spacious living room with double glazed window to the front, electric fire, radiator and door to:

Kitchen

Matching wall and base units with integrated appliances such as: oven, electric hob with overhead extractor hood and under counter fridge. There is a stainless steel sink with draining board and double glazed window to the front of the property.

Cellar

Storage cellar with power and lighting, plumbing for a washing machine and space for a freezer.

First Floor Landing

First floor landing with door leading to:

Bedroom One

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

Bathroom

Bath with overhead shower and glass shower screen, wash basin and WC. Frosted double glazed window to the front of the property, fully tiled walls and flooring inset spotlighting and heated towel radiator.

Occasional room

With radiator and doors leading to the bathroom and second bedroom.

Second Floor

Bedroom Two

Large double bedroom with two Velux windows space for free standing furniture and radiator.

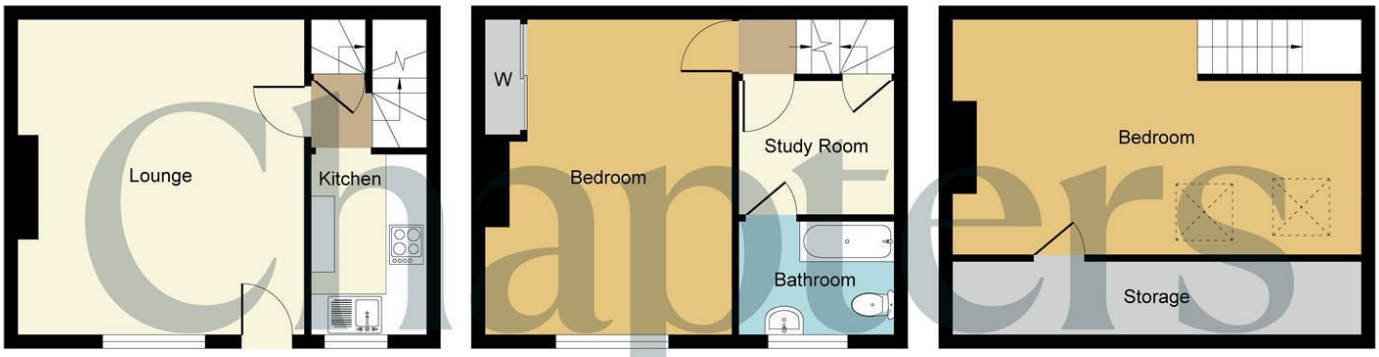
External

To the front there is on street parking and gated access to an enclosed seating area.

• CLOSE TO LOCAL SCHOOLS AND AMENITIES • GOOD TRANSPORT LINKS • STORAGE CELLAR • OUTDOOR SEATING AREA

Additional Information

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



Ground Floor **First Floor** **Second Floor**

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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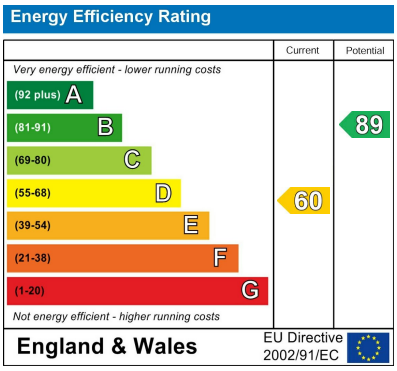

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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