Gratrix Lane, Sowerby Bridge, HX6 2DH
£230,000

A well presented, three bedroom plus occasional room town house within walking distance of Sowerby Bridge and the amenities and train station it has to offer. Set over three floors with the modern facilities of both utility and cloakrooms along with master bedroom with en-suite this is an ideal home for a professional couple or young/growing family.

The accommodation, in brief, comprises: Entrance hall, cloakroom, utility room, occasional room and access to the integral garage on the ground floor. To the first floor is the lounge with French doors to the rear garden and dining kitchen. The master bedroom with en-suite, two further bedrooms and the house bathroom are on the second floor. There is driveway parking for two cars leading to the integral garage at the front and an enclosed decking and patio garden to the rear.

To the Ground Floor:

Entrance Hall
Radiator. Access to integral garage. Double glazed front door.

Cloakroom
WC. Wash hand basin. Radiator.

Occassional Room 12'5" x 8'3" (3.81 x 2.54)
Currently used as a games room. Extractor fan. Radiator.

Utility Room 8'11" x 6'1" (2.73 x 1.87)
Wall and base units. Plumbing for washing machine. Radiator.

To the First Floor:

Landing
Stairs from the ground floor entrance hall and to the second floor landing. Radiator. UPVC double glazed window to front elevation,

Lounge 13'11" x 14'6" (4.26 x 4.43)
Electric fire. Radiator. UPVC double glazed window to rear elevation. UPVC double glazed French doors to rear garden.

Dining Kitchen 16'2" x 7'10" (4.95 x 2.41)
Modern fitted kitchen with a range of wall and base units. Composite one and half bowl sink. Electric oven. Gas hob with stainless steel and glass cooker hood over. Plumbing for washing machine. Integrated microwave. Cupboard housing boiler. Radiator. UPVC double glazed window to front elevation.

To the Second Floor:

Spacious Landing
Stairs from first floor landing. Loft access (loft part boarded).

Master Bedroom 14'7" max x 11'1" max (4.45 max x 3.39 max)
Radiator. UPVC double glazed window to front elevation.

En-Suite
Three piece suite comprising shower cubicle. Wash hand basin. Low flush WC. Extractor fan. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 11'6" x 7'8" (3.52 x 2.36)
Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 7'10" x 6'7" (2.41 x 2.01)
Radiator. UPVC double glazed window to rear elevation.

Bathroom
Three piece suite comprising: Bath with mixer tap and shower over. wash hand basin. Low flush WC. Partially tiled. Extractor fan. Chrome towel radiator.

To the Exterior:

Garage 18'0" x 8'1" (5.50 x 2.48)
Roller door. Power and light.

Parking
Driveway for two cars.

Rear Garden
Enclosed lawn and decking garden.

Council Tax Band
C

EPC Rating C

Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.
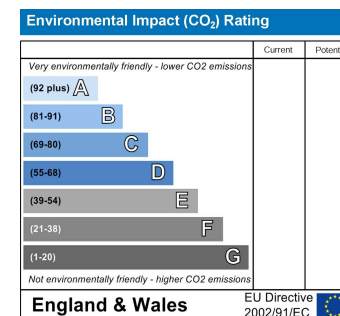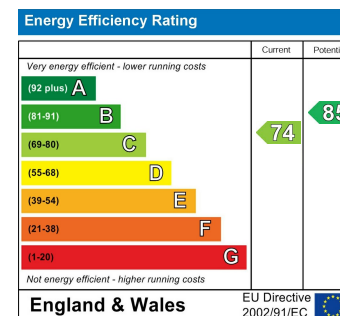
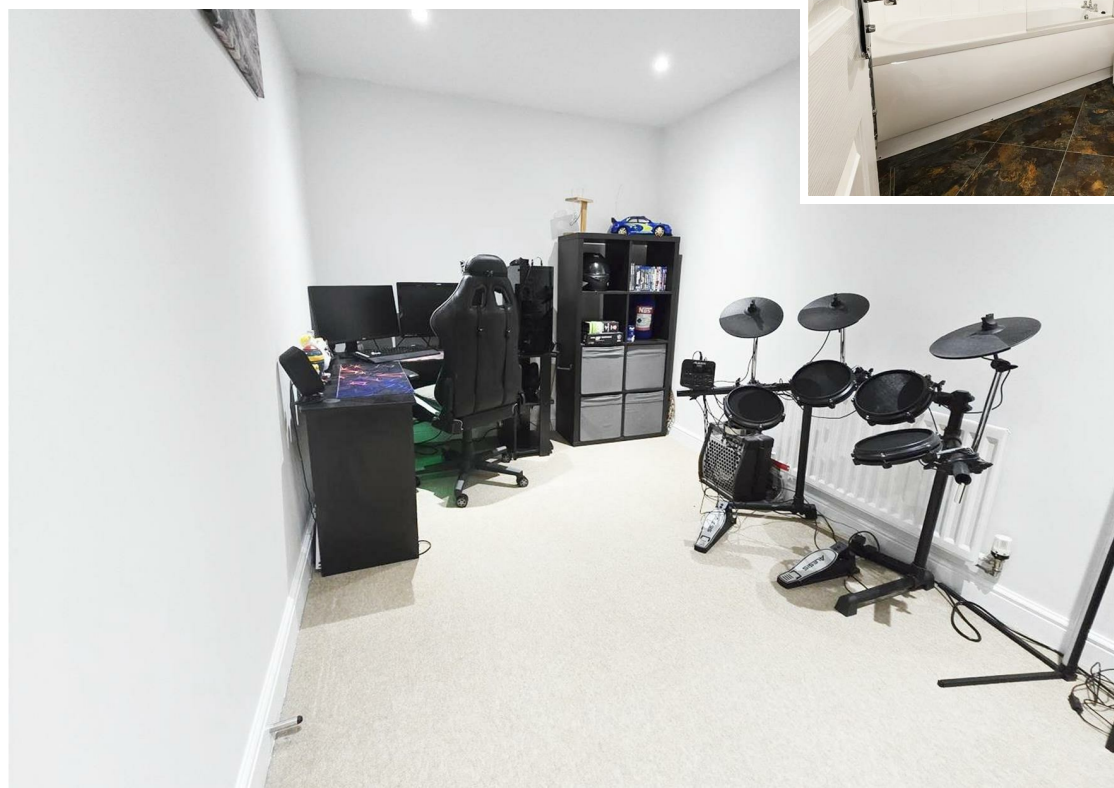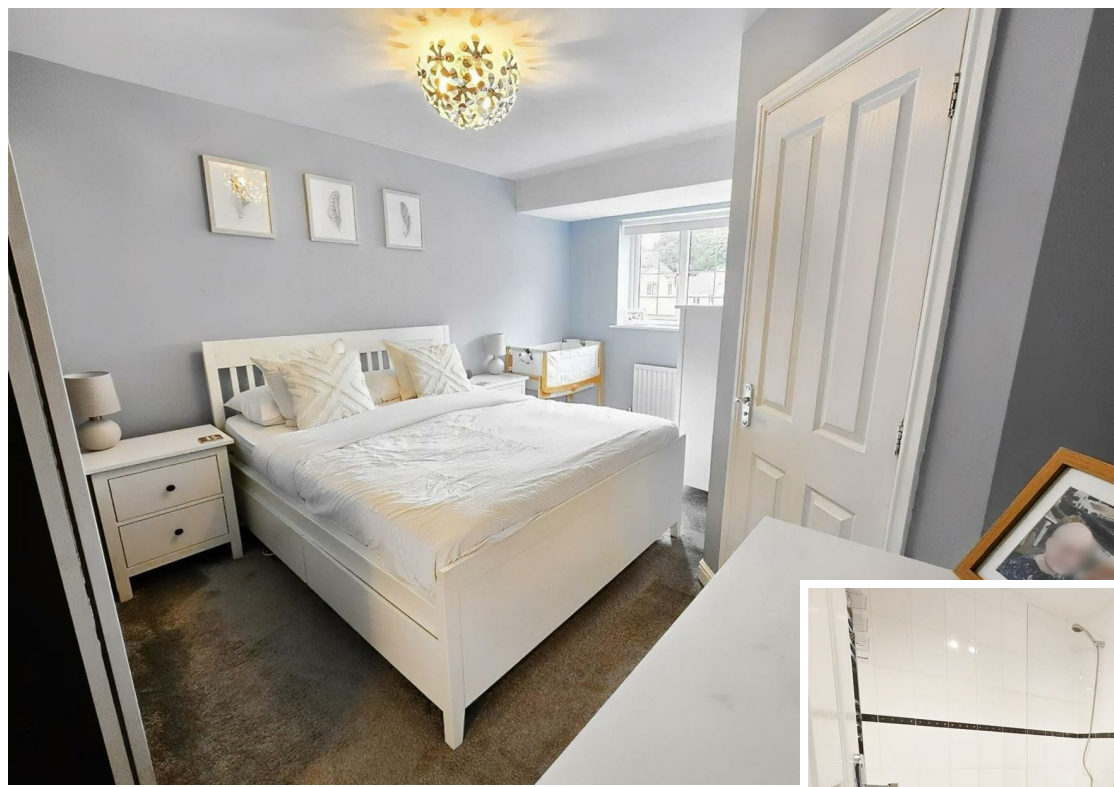The three words designated to this property is:
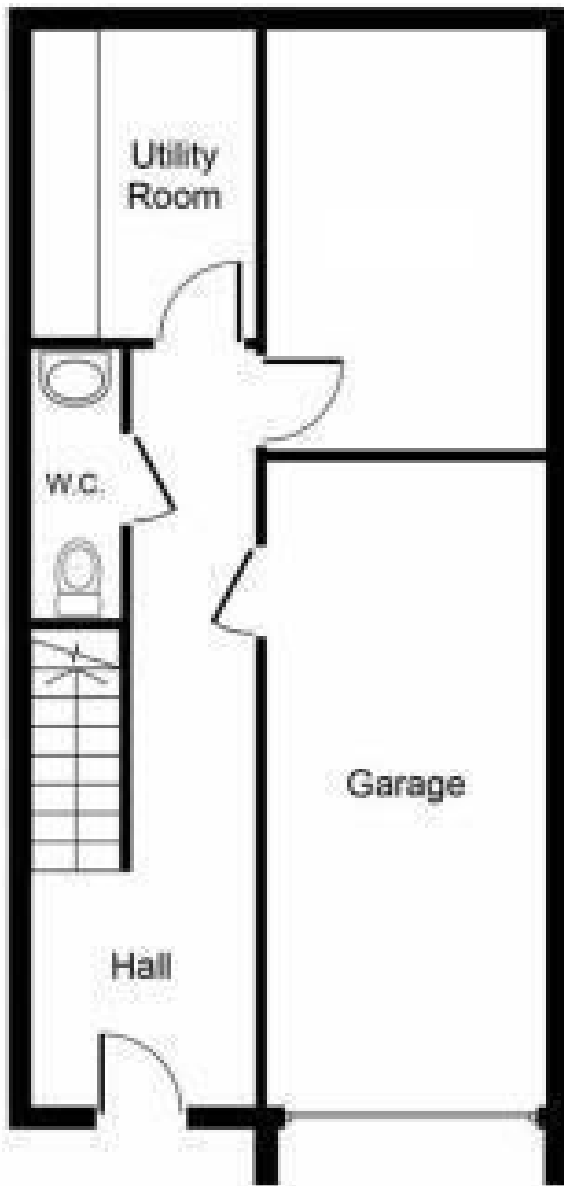///skirt.curve.cloud

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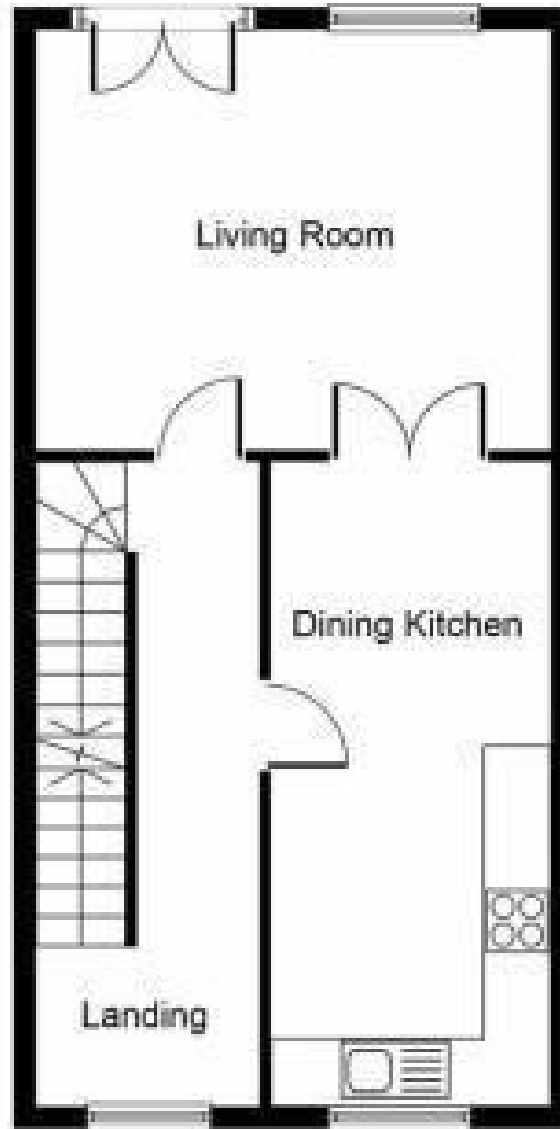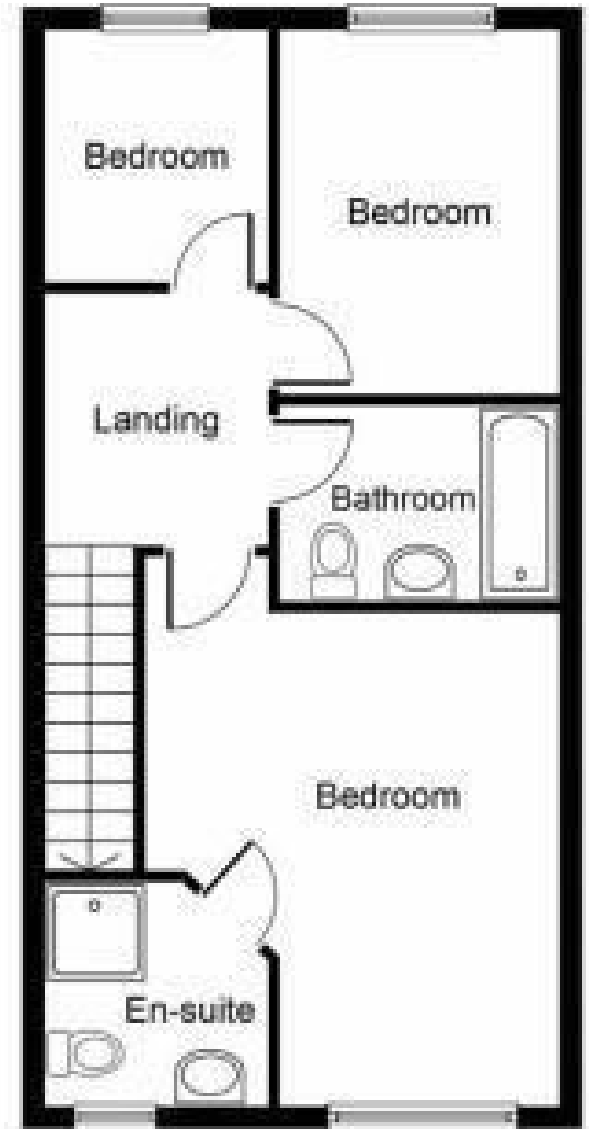We are not a member of a client money protection scheme.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO$_2$) Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Utility Room

W.C.

Garage

Hall

First Floor

Living Room

Dining Kitchen

Landing

Second Floor

Bedroom

Bedroom

Landing

Bathroom

Bedroom

En-suite