



## 4 Hanover Street

Sowerby Bridge, Halifax, HX6 2BP

**O.I.R.O £110,000**



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Tucked away on Hanover Street in the charming town of Sowerby Bridge, this deceptively spacious terraced house offers a delightful blend of comfort and convenience. Spanning four floors, the property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are greeted by a generous living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The lower ground floor has a well-sized kitchen, which is both functional and inviting, catering to all your culinary needs with direct external access to the front as well.

The property has recently been enhanced with a new bathroom, complete with a power shower over the bath, ensuring a modern touch to your daily routine. This thoughtful upgrade adds to the overall appeal of the home, making it ready for you to move in without delay.

Situated in an ideal location, this residence is within walking distance of Sowerby Bridge, where you will find a variety of shops, schools, and excellent transport links, making commuting a breeze. The absence of an onward chain further simplifies the buying process, allowing for a smooth transition into your new home.

In summary, this terraced house on Hanover Street presents a wonderful opportunity for those looking for a spacious and conveniently located property in Sowerby Bridge. With its ample living space, modern amenities, and proximity to local conveniences, it is a must-see for prospective buyers.

#### Entrance Hallway

Leading in from the front of the home providing access to the living room and upstairs to the first floor accommodation.

#### Living Room

A well sized living room with a light and neutral colour scheme and feature fireplace as the focal point. Steps lead downstairs to the kitchen.

#### Kitchen

Located on the lower ground floor with wooden base and wall units providing ample worksurface and storage space, there is an oven and hob, sink and drainer, room for a freestanding fridge freezer and external access leading out to the front of the home.

#### Bedroom One

A double bedroom on the first floor with built in wardrobes and a window overlooking the front of the home.

#### Bathroom

A part-tiled bathroom suite with a bath tub, over bath shower, hand basin and w/c.

#### Bedroom Two

A well sized double bedroom on the second floor.

#### Bedroom Three

A well sized single bedroom on the second floor.

#### Directions

For Satnav please use the postcode HX6 2BP

#### Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the

services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map



## Terrain Map



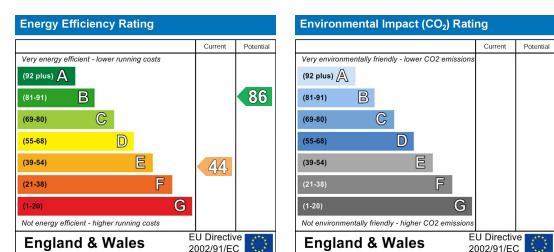
## Floor Plan



## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.