



70 Barge Avenue, Sowerby Bridge, HX6 2FL

Offers Over £325,000

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This spacious and well-presented three-bedroom semi-detached property is now available and CHAIN- FREE at a fantastic price, offering modern features and practical design perfect for family living. This property offers a fantastic blend of modern design, practicality, and beautiful surroundings, making it an excellent opportunity for families or anyone seeking a peaceful retreat.



Council Tax Band: D



This spacious and well-presented 3-bedroom semi-detached property is now available at a fantastic price, offering modern features and practical design perfect for family living.

Ground Floor:

Entrance Hall: Upon entering, you'll find a spacious hallway with ample storage for coats and shoes, including a convenient cloakroom cupboard. The hallway also provides internal access to the garage and a downstairs WC.

Ground Floor Bedroom: This generous double bedroom is ideal for guests, offering privacy with canal views and a large window overlooking the wrap-around garden. There's ample space for furniture and wardrobes, and the adjacent WC enhances its functionality as a private retreat.

First Floor:

Kitchen: The first floor features a modern kitchen equipped with a range of sleek wall and base units, integrated appliances, and space for a dining table and chairs. The south-facing balcony is a standout feature, offering sunlight throughout the day and double doors that flood the room with natural light.

Living Room: The spacious living room offers a Juliet balcony overlooking the serene canal, providing picturesque views. This area has plenty of space for comfortable seating and other living room furniture.

Second Floor:

Office/Third Bedroom: The third bedroom, currently utilized as an office, features built-in wardrobes and offers flexibility for various needs.

Hallway: The second-floor hallway includes a large airing cupboard for additional storage.

Family Bathroom: The modern family bathroom features a bath with a shower overhead, WC, and hand wash basin, designed with a clean and functional layout.

Master Bedroom: The master bedroom is another generous double room, complete with an en-suite shower room, fitted wardrobes, and a large window that frames the tranquil canal views.

Additional Features:

New Boiler: The property is fitted with a modern boiler, just 5 years old.

Driveway: The private driveway provides parking for two vehicles, with a gate for added security and privacy.

Wrap-Around Garden: Externally, the property boasts a wrap-around garden with stunning views of the canal, perfect for outdoor relaxation and entertainment.

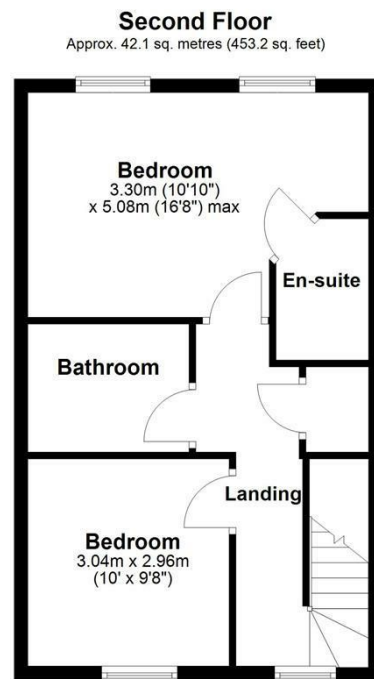
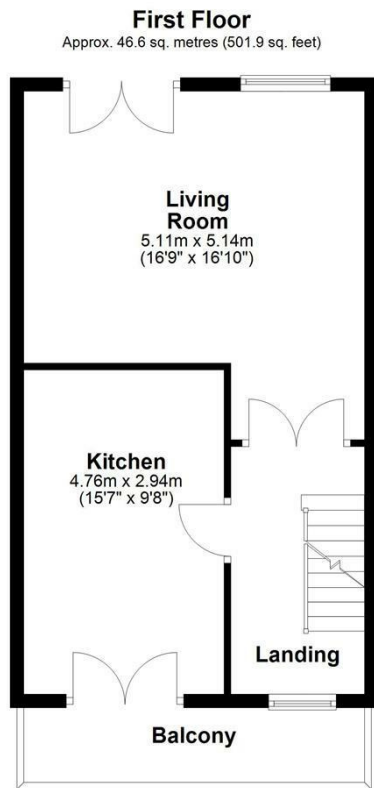
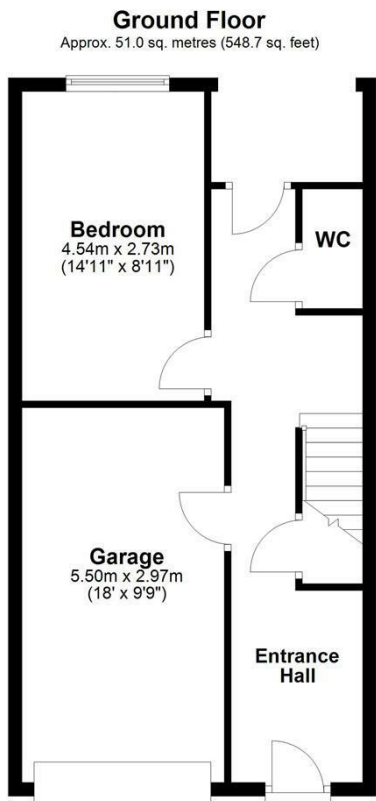
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Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







Total area: approx. 139.7 sq. metres (1503.8 sq. feet)

