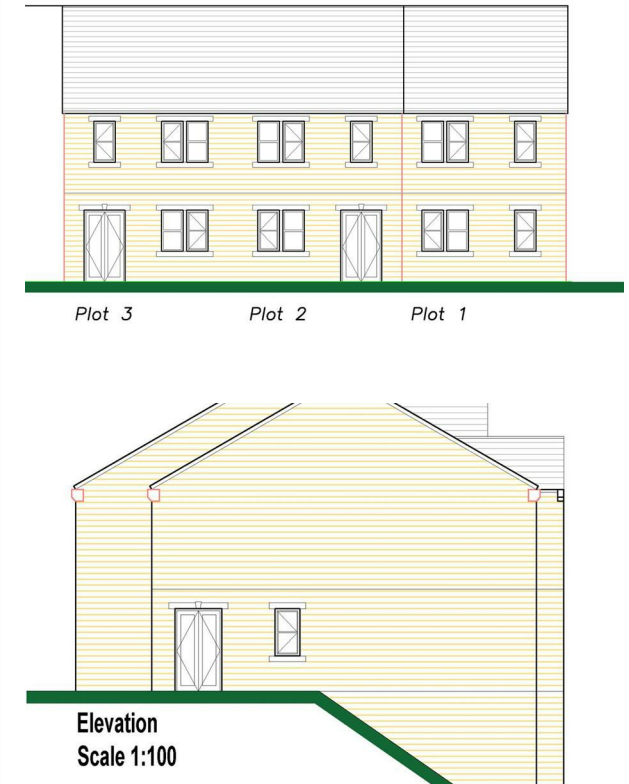




Jade House Fairbanks, Sowerby Bridge, HX6 2AB

£250,000

- Three brand-new 3-bed townhouses
- Modern kitchen with integrated appliances
- Great location at Fairbanks, Sowerby Bridge
- Master bedroom with en suite
- Spacious lounge/diner with French doors to garden
- Driveway, double length integral garage

Jade House Fairbanks, Sowerby Bridge HX6 2AB

Brand New 3-Bedroom Townhouses – Fairbanks, Sowerby Bridge

A collection of three stylish new-build family townhouses, now nearing completion and located in a quiet cul-de-sac just off Sowerby Bridge High Street. Ideally positioned within walking distance of Wharf Street's shops, the Canal's restaurants and amenities, as well as the train station and excellent motorway links to the M62.



Council Tax Band: New Build

DESCRIPTION

These modern, stone built homes are designed over three floors and finished to a high specification, offering bright and spacious accommodation throughout. Each property will benefit from gas central heating, double glazing, and contemporary fixtures and fittings.

GROUND FLOOR

- * Entrance hall with storage
- * Cloakroom/WC
- * Utility room
- * Integral double length garage with light and power

FIRST FLOOR

- * Spacious lounge/diner with French doors to the garden.
- * Separate, modern fitted kitchen with integrated appliances.

SECOND FLOOR

- * Master bedroom with en suite shower room
- * Further double bedroom
- * Single bedroom, ideal as a child's room or study
- * Family bathroom with three-piece suite

EXTERIOR

Each property offers a driveway to the front with off-road parking and access to the garage. To the rear is an enclosed garden with lawn, enclosed by established trees, perfect for entertaining and family use.

LOCATION

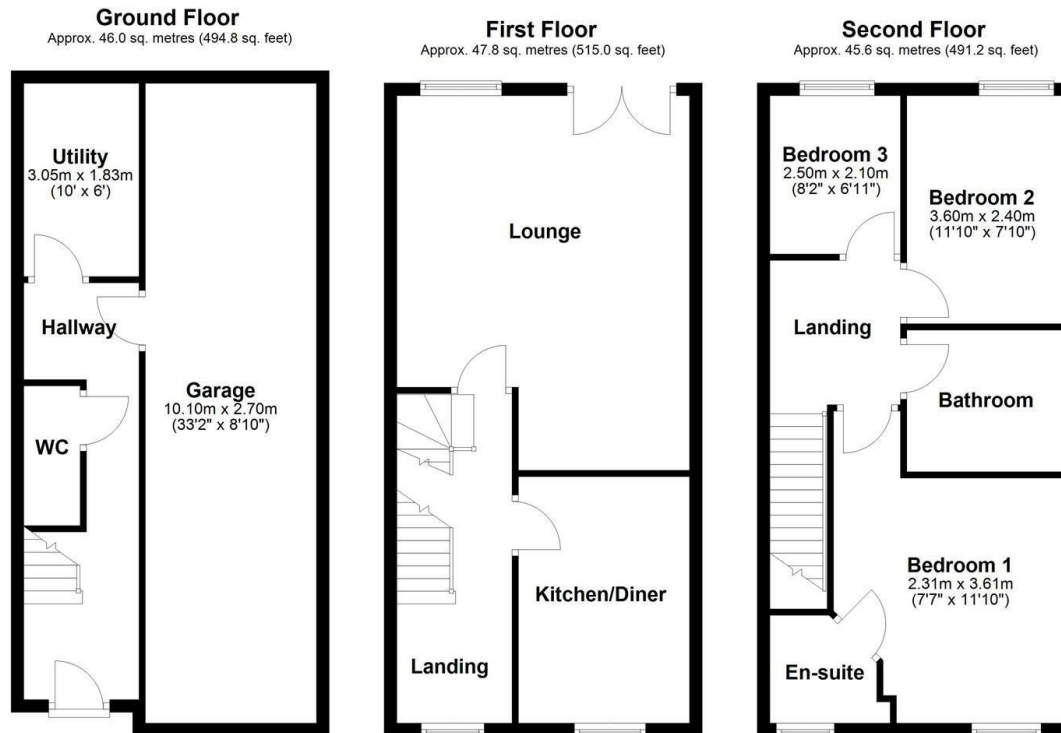
Ideally positioned within walking distance of Wharf Street's shops, restaurants and amenities, as well as the train station and excellent motorway links to the M62. The Calder & Hebble Navigation and the Rochdale Canal meet on the edge of the Pennines at Sowerby Bridge and now pubs and cafes fill many of the old canal buildings. There is boat hire and walks along this scenic route.

ACT NOW TO SECURE YOUR NEW BUILD HOME

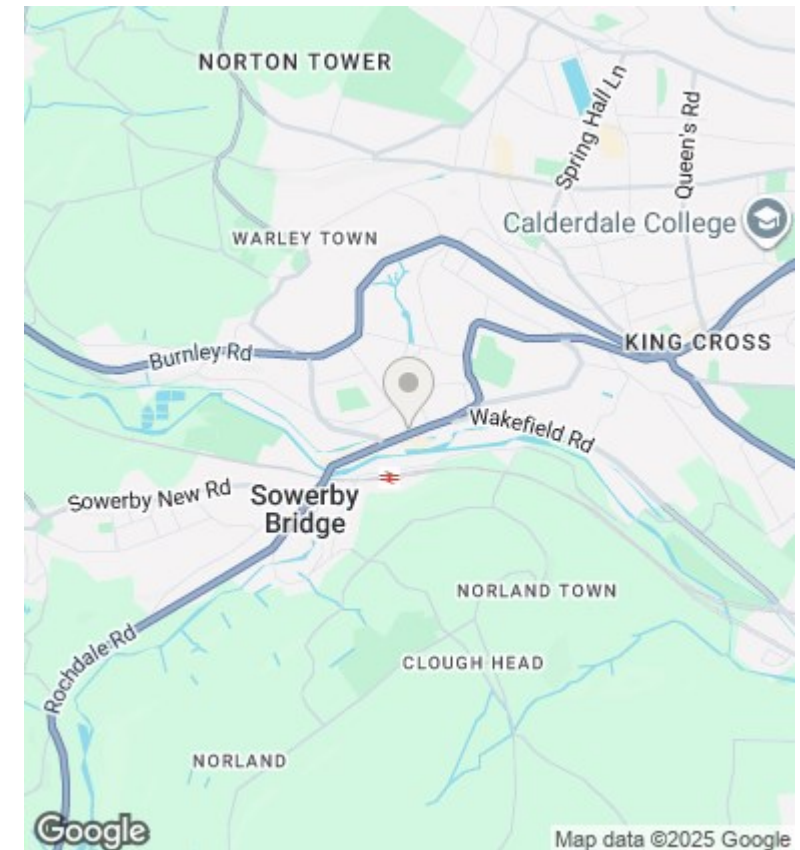
Completion is anticipated in the coming weeks, making this an excellent opportunity to secure a brand-new home in the heart of Sowerby Bridge.

[Agents 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. 139.4 sq. metres (1500.9 sq. feet)



Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

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