



Back Sowerby Croft Road, Sowerby Bridge, HX6 3QA

welcome to

Back Sowerby Croft Road, Sowerby Bridge

The property briefly comprises two bedrooms, bathroom, kitchen, living room, dining room and small study. Externally the property benefits from a detached single garage, with gardens above and an off-street parking space is also included.



Living Room

The living room is a good sized room, and will easily accommodate usual living furniture. At the rear, raised is the dining area and door leads to front garden as well as in to the kitchen. Stairs lead up to first floor accommodation. With a double glazed window to the attractive front aspect and a lovely multi-fuel stove as a focal point.

Dining Room

The dining area is a good space at the rear of the ground floor. There is ample space for a good sized dining table and chairs and benefits from ceiling light point.

Kitchen

The kitchen is modern and well appointed, benefiting from a range of wall and base units with complementary work surfaces. There is a breakfast bar, splashback tiling, integral fridge and freezer, plumbing for a washer/dryer and stainless steel sink/drainage underneath the double glazed window that overlooks the front aspect of the property.

Sewing Room

At the rear of the dining room is a large cupboard/small room, utilised by the current vendors as a craft room. This benefits from ceiling light and could be adapted for a number of purposes.

Bedroom One

The master bedroom is a good sized room which will accommodate a double bed and usual bedroom furniture. Offering stunning far reaching views to the front through double glazed windows.

Bedroom Two

The second bedroom will again accommodate a bed and usual bedroom furniture and also benefits from front facing views.

Family Bathroom

The bathroom is clean, modern and well appointed and benefits from shower cubicle, wash hand basin and w/c, with frosted double glazed window to the front aspect.

Additional / External

Externally the property benefits from a detached single garage, with raised gardens above the property, a yard area to the front of the property and an additional off-street parking space is also included. The outside space is large for the style of property and needs to be viewed to be appreciated.



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welcome to

Back Sowerby Croft Road, Sowerby Bridge

- **RECENTLY REDUCED FOR A QUICK SALE**
- TWO BEDROOM COTTAGE
- WALKING DISTANCE TO NORLAND TOWN
- AMAZING FAR REACHING VIEWS
- SINGLE GARAGE AND OFF ROAD PARKING

Tenure: Freehold EPC Rating: E
Council Tax Band: A

offers in the region of

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SWB107106 - 0007

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william h brown



01422 833553



sowerbybridge@williamhbrown.co.uk



14 Wharf Street, SOWERBY BRIDGE, West
Yorkshire, HX6 2AE



williamhbrown.co.uk