

The Newlands, Sowerby Bridge HX6 1HG

## welcome to

# The Newlands, Sowerby Bridge

The property comprises of three bedrooms, lounge, kitchen, dining room, downstairs w/c, shower room, garden to front and rear and garage for off street parking. With some updating, this property would be the ideal family home!













## Lounge

The lounge is a good sized room and comprises of a double glazed window to the front, ceiling light point, central heating radiator and coal effect gas fire with wooden surround.

#### Kitchen

The kitchen is a good size and comprises of wood effect flooring, wooden wall and base units, free standing oven and hob, double glazed window, stainless steel sink and drainer, space/plumbing for appliances such as washing machines/fridge/freezer, ceiling light point, boiler housing, tiled splashback and storage cupboard/pantry.

## **Dining Room**

The dining room is generous in size and comprises of a ceiling light point, central heating radiator and double glazed windows to three sides at the rear providing ample natural light. Double glazed patio doors open to the rear garden.

#### **Downstairs W/C**

The downstairs w/c comprises of a w/c and ceiling light point.

#### **Bedroom One**

Bedroom one is a good sized double room that comprises of a double glazed window, ceiling light point and central heating radiator. This room will accommodate a double bed and usual bedroom furniture.

#### **Bedroom Two**

the second bedroom is another double room that comprises of a double glazed window, ceiling light point and central heating radiator. This room will accommodate a double bed and usual bedroom furniture.

#### **Bedroom Three**

Bedroom three could be utilised as a spacious office or guest room and benefits from a double glazed window, ceiling light point and central heating radiator.

#### **Bathroom**

The bathroom benefits from a w/c, double glazed frosted window, wash hand basin with units below and tiled splashback, shower cubicle, central heating radiator and ceiling light point.

#### Additional/ External

To the front is a detached single garage with up and over door, low maintenance garden to the front with a border of mature hedges, wrapping around to the side and rear garden which is tiered with a mix of patio area and garden laid to lawn The garden at the rear is fully enclosed and private making it the ideal space to enjoy the summer months.

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*





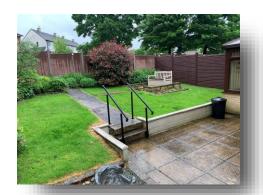
## welcome to

# The Newlands, Sowerby Bridge

- Three Bedroom Semi Detached
- Garden To Front and Rear
- Single Detached Garage
- **Spacious Accommodation**
- In Need Of Updating

Tenure: Freehold EPC Rating: C

£180,000







Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SWB108270



Property Ref: SWB108270 - 0005

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





sowerbybridge@williamhbrown.co.uk



william h brown

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



01422 833553

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.