



**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. \*\*



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## 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SWB108270 - 0005

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