



**Rooley Heights, Sowerby, HX6 1HP**





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## **Rooley Heights, Sowerby**

Briefly comprising of three bedrooms, lounge, kitchen, bathroom, gardens to the front and rear. This property has been well maintained throughout and has been tastefully presented. An ideal home for a number of buyers looking for something ready to move into.



## Lounge

The lounge comprises of a double glazed window to the front and patio doors to the rear which provide ample natural light, wooden flooring, fixed LED ceiling light and central heating radiator.

## Kitchen

The kitchen is modern in design and comprises of porcelain tiled flooring, wooden wall and base units with a lovely Ash worksurface, ceramic sink, tiled splashback, integrated appliances such as double oven, induction hob with extractor hood above and dishwasher. There is space for a fridge/freezer with the room also benefiting from ceiling spotlight, central heating radiator, door and double glazed window to the front.

## Bedroom One

Bedroom one is a double room, currently housing a king size bed, that benefits from double glazed window to the front, ceiling light point and central heating radiator. This room will easily accommodate a double bed and usual bedroom furniture.

## Bedroom Two

The second bedroom is another double that comprises of a ceiling light point, central heating radiator and double glazed window to the front

## Bedroom Three

The third bedroom could be utilised as an at home office/guest room and benefits from a double glazed window to the rear, ceiling light point and central heating radiator.

## Bathroom

The bathroom is neutral in design and comprises of a bath with shower overhead, wash hand basin, w/c, heated towel rail, tiled walls and floor, double glazed frosted window to the rear and ceiling light point.

## Additional/External

To the rear is a well presented garden that's low maintenance throughout. A fully flagged and enclosed space with raised flower beds, outbuilding/shed and ample space for seating. To the front is a good sized garden area, laid with pet grade artificial turf, with a border of flowers/shrubbery. In addition, the loft space has been fully boarded and insulated and has benefit of two double glazed velux windows, with potential (subject to regulations) to convert in to further living space. The property is fully alarmed and has benefit of external power points, water supply and lighting.



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## Rooley Heights, Sowerby

- Well Presented Throughout
- Three Bedroom Mid Terrace
- Modern In Design
- Ideal For First Time Buyers
- Gardens To Front And Rear

Tenure: Freehold EPC Rating: Awaited

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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