



New Barton, Hubberton, HX6 1NW



welcome to

New Barton, Hubberton

A picturesque location with rolling fields on the doorstep whilst still being a short drive to local shops and amenities, excellent transport links and primary and secondary schools. Briefly comprising of two double rooms, kitchen, lounge, conservatory, shower room and yard to the rear.



Kitchen

The kitchen is modern in design and comprises of wooden wall and base units with contrasting work surfaces, stainless steel sink and drainer, tiled splashback, integrated oven and hob with extractor hood above, space/plumbing for appliances, ceiling light point, central heating radiator, double glazed window to the front and uPVC door.

Lounge

The lounge is full of character and benefits from exposed wooden beams, exposed stonework, multifuel stove, ceiling and wall light points, wooden floor, central heating radiator and double glazed French doors to the conservatory at the rear.

Conservatory

The conservatory is double glazed to all sides with french doors opening to the yard at the rear. Benefiting from wooden floor and electrical outpoint's.

Bedroom One

Bedroom one is a good sized double room that comprises of a double glazed window to the rear with far reaching views, ceiling light point, wooden flooring, exposed stone fireplace, access to the loft and central heating radiator.

Bedroom Two

Bedroom two is another double room that comprises of a double glazed window to the front, ceiling light point fitted wardrobes and central heating radiator. This room will accommodate a double bed and usual bedroom furniture.

Shower Room

The shower room is neutral in design and comprises of a walk in shower cubicle, w/c with wash hand basin, tiled flooring and walls, double glazed frosted window to the front.

Additional/External

To the rear is an enclosed yard area with stunning views and ample space for a seating area to enjoy the summer months. To the front is on street parking.



view this property online williamhbrown.co.uk/Property/SWB108344



welcome to

New Barton, Sowerby Bridge

- Sought After Rural Location
- Two Bedroom Mid Terrace
- Character Features Throughout
- Enclosed Yard To The Rear
- Suit A Number Of Buyers

Tenure: Freehold EPC Rating: Awaited

offers over

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SWB108344



Property Ref:
SWB108344 - 0003

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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.

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.



william h brown



01422 833553



sowerbybridge@williamhbrown.co.uk



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



williamhbrown.co.uk