



Norland View, Sowerby Bridge, HX6 2BB

welcome to

Norland View, Sowerby Bridge

A well presented newly renovated, modern and neutrally decorated throughout three bedroom property on the outskirts of Sowerby Bridge. Benefiting from front and rear gardens with stunning views over Norland. Call William H Brown to arrange your viewing on 01422 833553 NOW!



Kitchen

16' 8" x 8' 7" into recess (5.08m x 2.62m into recess)

Enter the property through the uPVC patterned glass door to the kitchen. The newly installed kitchen has been fitted with matching wall and base units, with an inset stainless steel sink/drainage with mixer tap over and an inset electric hob and oven with extractor fan overhead. There is space and plumbing for a washing machine and space for a fridge/freezer. The kitchen benefits from three uPVC double glazed windows to the front elevation, vinyl flooring, a central heating radiator, two strip lights, and has ideal space for a dining kitchen and chairs.

Lounge

13' 5" into alcove x 13' 10" (4.09m into alcove x 4.22m)

The lounge benefits from a uPVC double glazed window to the rear elevation which boasts stunning views over Norland. The room has two radiators, two wall lights, a ceiling light point, and a gas fire with wooden mantle surround. The room benefits from under stairs storage cupboard. There is a door leading into a hallway which holds the staircase to the first floor and provides access out to the rear garden.

First Floor Landing

The first floor landing provides access to the three bedrooms and the family bathroom. This space benefits from carpeted floor, a ceiling light point and the loft can be accessed from here via a ceiling hatch.

Bedroom One

10' 8" x 9' 11" (3.25m x 3.02m)

The spacious master bedroom benefits from a uPVC double glazed window to the rear elevation with stunning views of Norland. The bedroom has carpet flooring, a ceiling light point and central heating radiator and has ample space for a double bed and free standing furniture.

Bedroom Two

12' 1" x 9' 2" (3.68m x 2.79m)

The second bedroom benefits from a uPVC double glazed window to the front elevation, carpet flooring, a central heating radiator and a storage cupboard which houses the Worcester boiler. There is space for a double bed.

Bedroom Three

8' 8" x 7' 3" (2.64m x 2.21m)

The third bedroom benefits from a uPVC double glazed window to the front elevation, a central heating radiator and carpet flooring.

Bathroom

9' 11" x 5' 6" (3.02m x 1.68m)

The newly installed bathroom has been fitted with a white three piece suite comprising of a low level WC, wash hand basin unit and panelled bath with plumbed in shower overhead with fully tiled walls. The bathroom benefits from a uPVC frosted double glazed window to the rear elevation, a central heating radiator, ceiling light point and carpet flooring.

Externally

The low maintenance front tiered garden is flagged and has steps down to access. To the rear of the property there is a three part flagged and part lawned garden, with wooden fenced surround with gated access, with stunning views over Norland.



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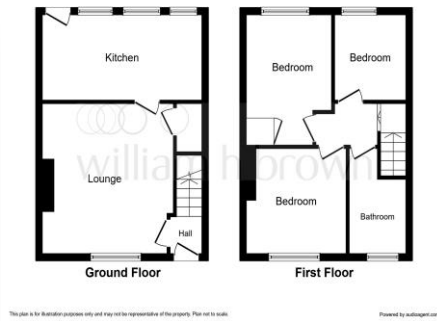
Norland View, Sowerby Bridge

- **GUIDE PRICE £100,000-£110,000**
- NEWLY INSTALLED KITCHEN AND BATHROOM
- FRONT AND REAR GARDENS
- STUNNING VIEWS OVER NORLAND
- NO UPPER CHAIN

Tenure: Freehold EPC Rating: D

guide price

£100,000 - £110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SWB105022 - 0004

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