



13 OXFORD STREET SOWERBY BRIDGE

Situated in this popular and extremely convenient residential location lies this stone built, three bedroomed, through terraced residence providing deceptively spacious accommodation. The property briefly comprises a lounge, modern fitted kitchen, cellar, bathroom, three good sized bedrooms and a yard to the rear, uPVC double glazing and gas central heating. The property provides excellent access to Halifax, the local amenities of Sowerby Bridge and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. The property is being offered for sale at this realistic asking price and an early appointment to view is strongly recommended to avoid disappointment.

Price Guide: 0/0 £125,000

The uPVC double glazed front entrance door opens into the

LOUNGE 4.25m x 4.24m



With feature fireplace to the chimney breast incorporating wood surround with electric fire. uPVC double glazed window to the front elevation, one TV point, one double radiator and a fitted carpet



From the Lounge door through to the

KITCHEN 3.82m x 2.14m

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above, fan assisted electric oven and grill and plumbing for an automatic washing machine. The kitchen is tiled around the works surfaces with complementing colour scheme to the remaining walls and inset spotlight fittings to the ceiling. Door to cupboard housing the Ideal central heating

boiler, uPVC double glazed window to the rear elevation, and one double radiator.



From the Kitchen a doorway through to a

SMALL INNER VESTIBULE

With uPVC double glazed rear entrance door opening onto the rear yard. Steps down to a

BASEMENT CELLAR

Providing useful storage facilities. The cellar has power and light.

From the Lounge a door opens to stairs with fitted carpet leading to the

FIRST FLOOR LANDING

With uPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

From the Landing a door opens to the

BATHROOM 3.63m x 2.13m



With modern white three piece suite comprising hand wash basin in vanity unit, low flush WC and a panelled bath with shower mixer tap. The bathroom is tiled around the bath and shower with complementing colour

scheme to the remaining walls, uPVC double glazed window to the rear elevation, one double radiator, laminate wood floor and inset spotlight fittings.

From the Landing a door opens to

DOUBLE BEDROOM ONE 4.25m x 3.80m



This spacious double bedroom has two uPVC double glazed windows to the front elevation and built-in wardrobes to the length of one wall, one double radiator and a fitted carpet.

From the Landing a door opens to stairs with fitted carpet leading to the

SECOND FLOOR LANDING

With fitted carpet. From the landing a door opens into

BEDROOM THREE 3.63m x 2.36m max



With uPVC double glazed dormer window to the front elevation, built-in wardrobes to one wall with cupboard space above, one double radiator and a fitted carpet.

From the Second Floor Landing a door opens to

BEDROOM TWO 3.60m x 3.25m max



With uPVC double glazed dormer window to the rear elevation, one double radiator and a fitted carpet. This bedroom is presently used as an office.

GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The present owners do not have any paperwork for the dormers but will provide indemnity insurance through their Solicitors. The property is freehold and in council tax band A

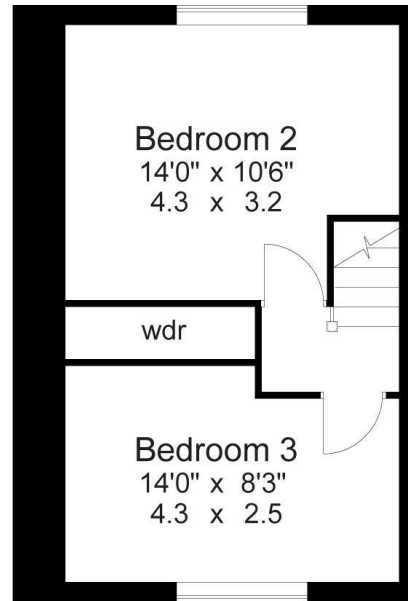
EXTERNAL

To the front of the property there is a pavement leading to the front entrance door. To the rear of the property there is a walled flagged yard.

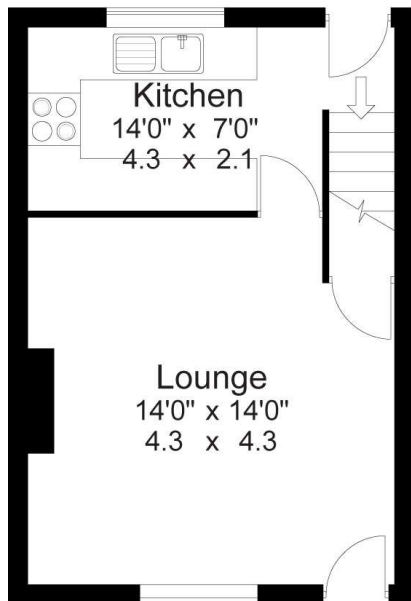


TO VIEW

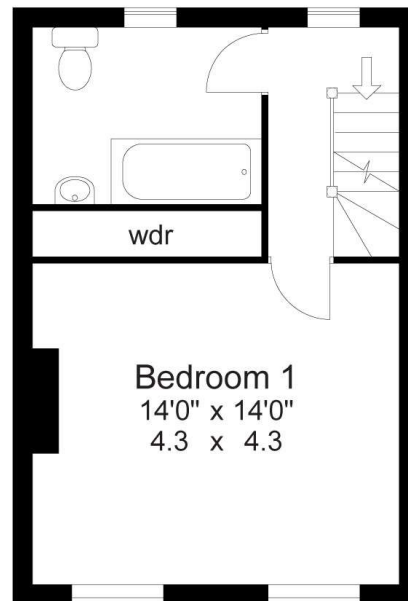
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.