



111 Industrial Road, Sowerby Bridge, HX6 2RA

Offers Over £120,000

- : Popular & Convenient Location
- : Modern Kitchen & Bathroom
- : Ideal For First Time Buyer
- : Gardens
- : Realistically Priced
- : Attractive Accommodation
- : Easy Access to Sowerby Bridge
- : Off Road Parking
- : South Facing
- : Viewing essential



## 111 Industrial Road, Sowerby Bridge HX6 2RA

Situated in this extremely convenient and popular residential location lies this modern two bedroomed town house providing accommodation which will be of special interest to the first time buyer or property investor. The property briefly comprises an entrance hall, modern fitted kitchen, lounge, two bedrooms, bathroom, off road parking to the front and garden to the rear, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Sowerby Bridge as well as easy access to the trans-Pennine road and rail network. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is essential to avoid disappointment.



Council Tax Band: B



### ENTRANCE HALL

With one single radiator and a laminate wood floor. Door to under the stairs cupboard providing useful storage facilities.

From the Entrance Hall a doorway through to the

### KITCHEN

9'0" x 6'10"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit, electric Bekko oven with extractor in canopy above and plumbing for washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a tiled floor, uPVC double glazed window to the front elevation, Ideal Logik central heating boiler, one doubler radiator.

From the Entrance Hall a door opens into the

### LOUNGE

13'8" x 14'9"

With uPVC double glazed French doors opening onto the south facing flagged rear garden, feature marble fireplace with mantelpiece and hearth and coal effect living flame gas fire and wall mounted TV fittings above. The lounge is part panelled with complementing colour scheme to the remaining walls, one double radiator and a laminate wood floor.

From the Entrance Hall stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With access to the insulated and partially boarded loft and a fitted carpet. From the Landing a door opens to

### BEDROOM ONE

10'6" x 10'11"

With uPVC double glazed window to the front elevation, sliding mirrored doors opening to wardrobe facilities, one single radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM TWO

7'2" x 12'3"

With uPVC double glazed window to the rear elevation enjoying an attractive outlook, one single radiator and a fitted carpet.

From the Landing a door opens to

### BATHROOM

With white three piece suite comprising pedestal wash basin, low flush WC and panelled bath with mixer shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, one single radiator.

### GENERAL

The property is freehold and in council tax band A. The property has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating.

### EXTERNAL

To the front of the property there is a block paved drive providing off road parking facilities. There is a flagged yard and path leading to the front entrance door. To the rear of the property there is a south facing flagged patio garden and garden shed.



## Directions

SAT NAV HX6 2RA

## Viewings

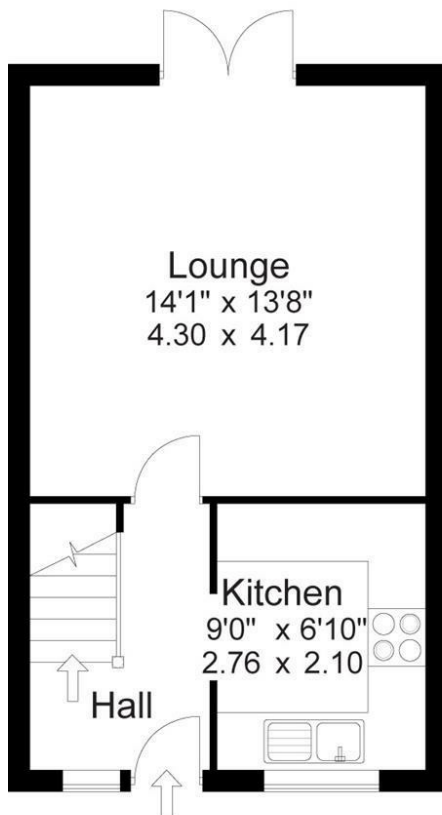
Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

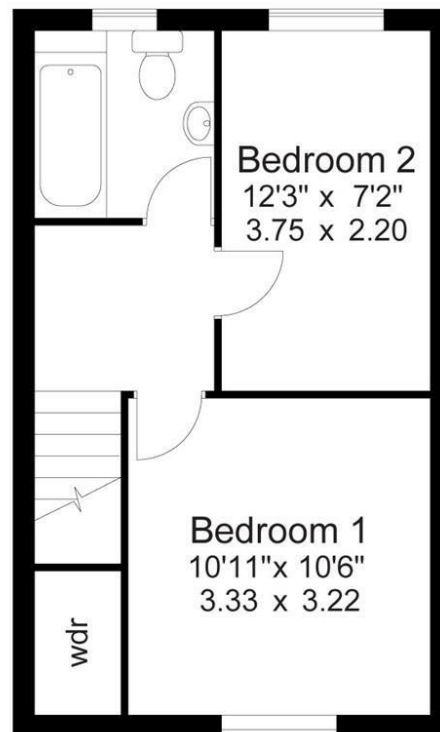
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Floor Area = 653 Sq. Feet  
= 60.7 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.