



7 Cliffe Terrace, Sowerby Bridge, HX6 2TS

Offers Over £110,000

- : Popular & Convenient Location
- : 2 Reception Rooms
- : uPVC Double Glazing
- : Gardens
- : Viewing Strongly Recommended
- : Stone Built Period Terraced Residence
- : Easy Access to Halifax & Sowerby Bridge
- : Gas Central Heating
- : Requires Modernising
- : Realistically Priced

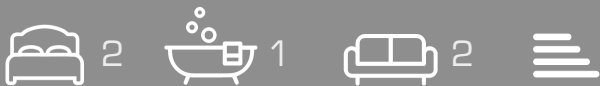
7 Cliffe Terrace, Sowerby Bridge HX6 2TS

Situated in this popular and convenient residential location lies this stone-built through terrace residence, providing two-bedroom accommodation.

The property briefly comprises an entrance vestibule, lounge, dining room, kitchen, two bedrooms, bathroom, gardens, uPVC double glazing, and gas central heating.

This home offers excellent access to local amenities in Sowerby Bridge, and provides easy access to Halifax and the Trans-Pennine road and rail networks linking the business centres of Manchester and Leeds.

The property does require modernisation, which is reflected in the asking price. and an early inspection is strongly recommended to fully appreciate the potential this property provides.



Council Tax Band: A



ENTRANCE VESTIBULE

Accessed via a uPVC double glazed front entrance door. Featuring an arched ceiling, single radiator, and a fitted carpet.

From the entrance vestibule door to the

LOUNGE

14'0" x 11'11"

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

from the Lounge door to the

KITCHEN

7'10" x 6'11"

Fitted with wall and base units, stainless steel single drainer sink unit with mixer tap, gas cooker, and access to under-stairs cupboard (plumbed for an automatic washing machine). uPVC double glazed window to the rear elevation and uPVC double glazed rear entrance door.

From the kitchen door to the

DINING ROOM

6'7" x 6'11"

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

From the entrance vestibule stairs with fitted carpet lead to the

LANDING

With access via a pull down loft ladder to the loft which has the potential to be converted to a bedroom subject to obtaining the relevant building regulation approval. Fitted carpet.

From the landing door to

BEDROOM ONE

14'8" (into wardrobes, max) narrowing to 11'10" x

This spacious double bedroom has a uPVC double glazed window to the front elevation enjoying panoramic views. Corniced ceiling with matching picture rail, built-in wardrobes to one wall with cupboard space above, one radiator, and fitted carpet.

From the landing door to

BEDROOM TWO

8'0" x 9'2"

With uPVC double glazed window to the rear elevation, corniced ceiling, wall-mounted Ideal Logic+ gas central heating boiler, one radiator, and fitted carpet.

From the landing door opens to the

BATHROOM

Fitted with a white three-piece suite comprising pedestal wash basin, low flush WC, and panelled bath with shower unit. Tiled around the bath with complementary colour scheme to remaining walls. Built-in cylinder cupboard with airing cupboard above, uPVC double glazed window to the rear elevation, and one radiator.

GENERAL

The property is constructed of stone, and is surmounted with a blue slate roof. The property benefits from all mains services: gas, water, and electricity, with the added benefit of gas central heating and uPVC double glazing

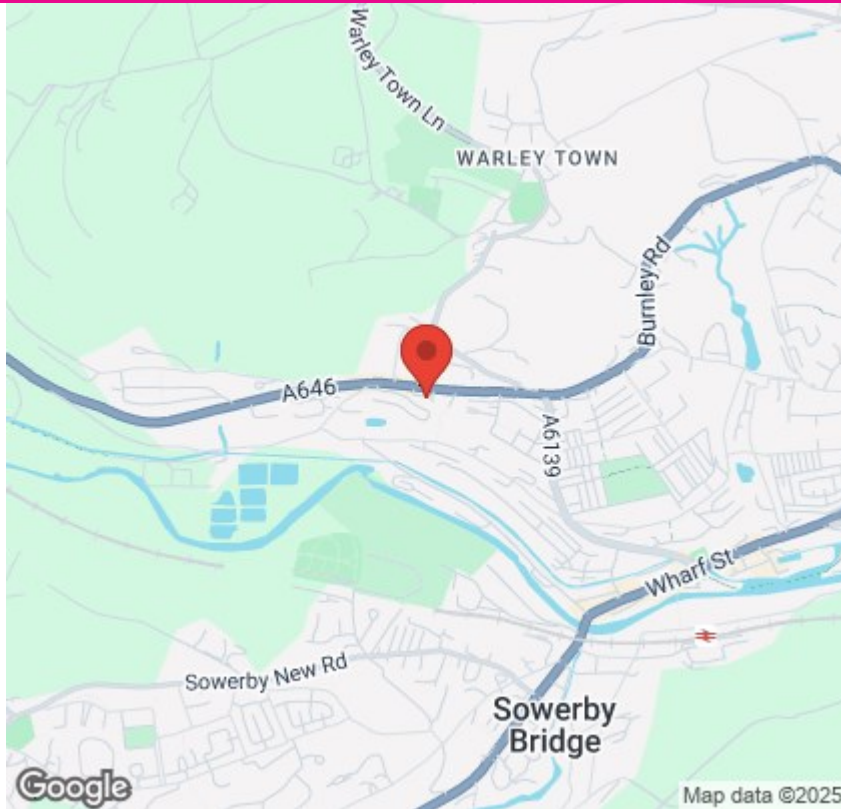
The property is Freehold and is in Council Tax Band A.

EXTERNAL DETAILS

To the front of the property there is a south-facing garden with steps leading to the front entrance door. To the rear, there is a small yard with a storage shed.

VIEWING

Strictly by appointment. Please telephone Property@Kemp & Co. on 01422 349222 to arrange your viewing.



Directions

SAT NAV HX6 2TS

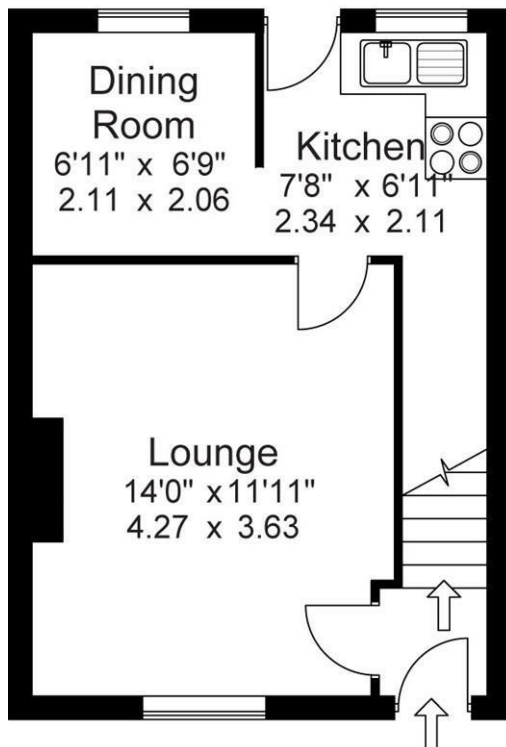
Viewings

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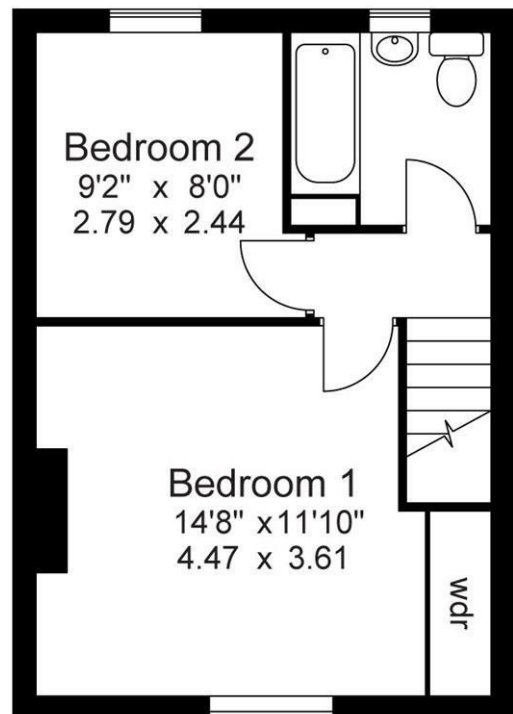
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 = 634 Sq. Feet
= 58.9 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.