



HICHAM AND DOB LANE

BV07 YRK

BNN



4 DOB

SOWERBY | HX6 1JW

This mid-terraced country cottage is situated in a quiet semi-rural position with superb open views to the rear, yet only a short drive from Sowerby Bridge town centre and railway station.

The spacious living accommodation is arranged over two floors and provides a spacious sitting room, fitted breakfast kitchen, two double bedrooms and modern bathroom.

The cottage enjoys fabulous far-reaching rural views from both aspects. There is easy on-street parking.

The property benefits from NO UPWARD CHAIN.



GROUND FLOOR

Sitting Room
Breakfast Kitchen

LOWER GROUND FLOOR

Cellar Storage

FIRST FLOOR

Bedroom 1
Bedroom 2
Bathroom

COUNCIL TAX

B

EPC RATING

E

INTERNAL

The deceptively spacious accommodation is arranged over two floors and is entered through an entrance vestibule into the kitchen, which is equipped with an electric oven, four-ring gas hob, with space for an undercounter fridge and plumbing for a washing machine.

The sitting room is located to the rear taking advantage of the views with two windows to the rear elevation, a feature fireplace with gas fire and original cupboards in the alcove. There is access down to a useful cellar, with space for a freezer and venting for a dryer if required.

On the first floor are two double bedrooms, both with built-in storage and both enjoying fabulous views. The first floor accommodation is complemented by a modern three-piece bathroom comprising a bath with shower over, WC and wash hand basin mounted in a vanity unit.

EXTERNAL

Easy on-street parking.

LOCATION

The property is conveniently situated on the fringes of the residential village of Sowerby which is popular with both young families and retirees. Amenities include two village pubs, shops, primary and secondary schools, and a church. The more extensive amenities of neighbouring Sowerby Bridge include a swimming pool and fitness centre, doctor's surgery, dental practice, supermarkets, library, and a variety of shops, pubs and restaurants. The M62 (J22) is within a 15-minute drive, and there is a regular public bus service to Sowerby Bridge and Halifax, as well as a mainline railway station in Sowerby Bridge.

SERVICES

All mains services. Gas central heating (boiler located in cupboard in Bedroom 1)
UPVC double glazing.

TENURE

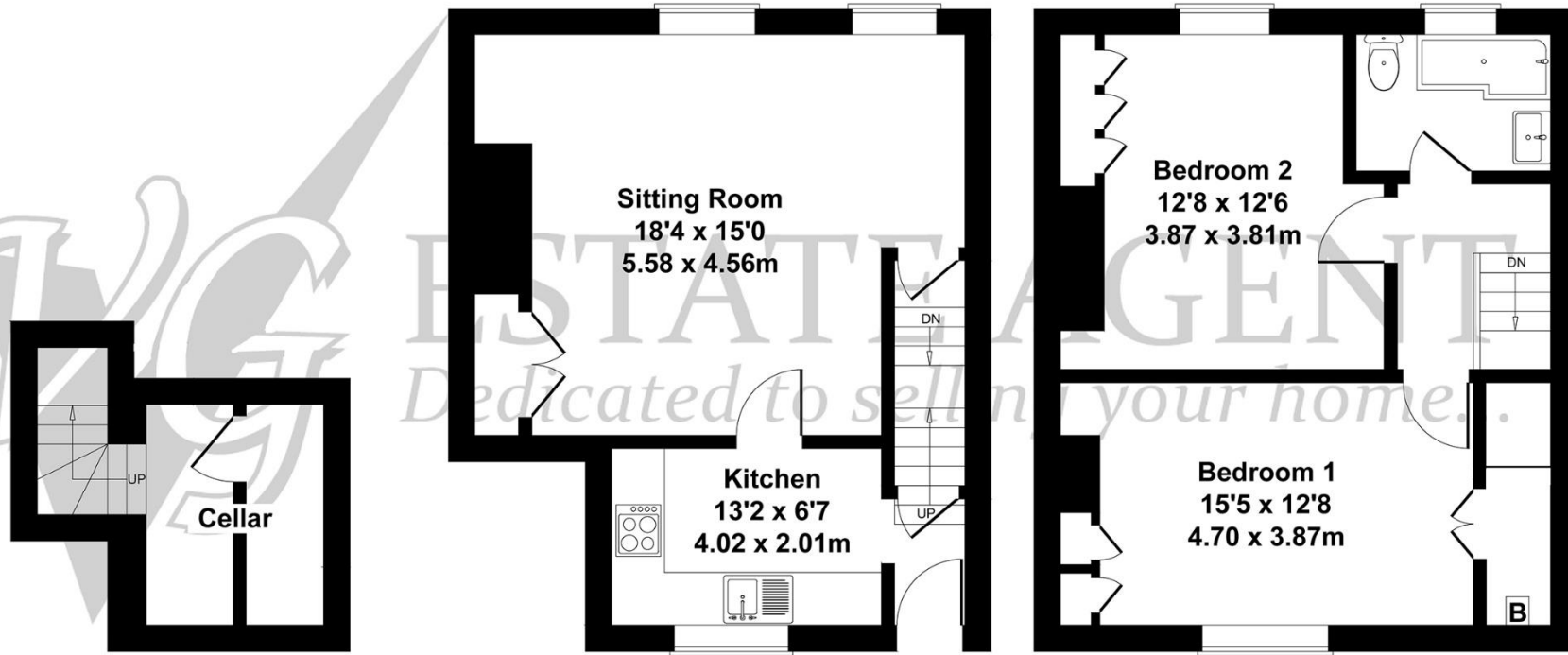
Freehold.

DIRECTIONS

From Ripponden take the Halifax Road towards Sowerby Bridge and on reaching the town, just before the Railway bridge take the left turn into Sowerby New Road, passing Tesco on the right hand side. Proceed uphill, through Sowerby and ahead into Towngate. As the road begins to bend to the left, fork right into Dob Lane and the property is the mid property in the row of terraced cottages directly after the turn to The Dob.



Approximate Gross Internal Area
850 sq ft - 79 sq m



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR



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In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.