





1 EGREMONT STREET

SOWERBY BRIDGE | HX6 1EB

Conveniently located between Sowerby Bridge and the village of Sowerby this three-storey, back to back, end terrace is just a short drive from the extensive amenities in Sowerby Bridge.

Offering spacious accommodation which briefly includes a dining kitchen, first floor sitting room, two bedrooms and bathroom, this property, which is in need of some updating would make an ideal proposition for a first time buyer or investment purchase.

Externally there is a patio area and easy on-street parking.

NO UPWARD CHAIN.



GROUND FLOOR

Entrance Porch
Entrance Vestibule
Dining Kitchen

FIRST FLOOR

Sitting Room
Bathroom

SECOND FLOOR

Bedroom 1
Bedroom 2

LOWER GROUND FLOOR

Cellar

COUNCIL TAX

A

EPC RATING

D

INTERNAL

The property has many original features including tiled floor to the entrance hall, period fireplaces, stained glass and stripped timber doors.

Entered via a glazed entrance porch with a second door into the entrance vestibule, both featuring the original mosaic tiled floor.

The spacious, and quirky, dining kitchen is fitted with a country style kitchen with timber breakfast bar and work tops and an inset ceramic sink unit. The kitchen has space for a free standing gas cooker, fridge, freezer and plumbing for a washing machine. A flight of stairs leads down from the dining kitchen to a useful storage cellar.

The sitting room is located to the first floor with windows to two elevations, an inbuilt storage cupboard and cast iron fireplace. There is a three piece bathroom to the first floor equipped with bath with mixer tap, WC and pedestal wash hand basin.

The two double bedrooms are located on the second floor, bedroom one features a decorative cast iron fire and bedroom 2 has a useful overstairs cupboard with hanging rails.

EXTERNAL

There is a small enclosed yard to the front of the property and easy on-street parking.

LOCATION

Conveniently situated with the excellent facilities of Sowerby Bridge within a few minutes' drive or walking distance, and include a wide selection of shops, supermarket, schools, swimming pool and main line railway station (Manchester and Leeds). There is a regular bus service and the M62 motorway (J22 & 24) is within 15 minutes' drive allowing speedy access for commuters to Leeds, Bradford, Manchester and beyond.

SERVICES

The property has mains gas, electric, water and sewerage.

TENURE

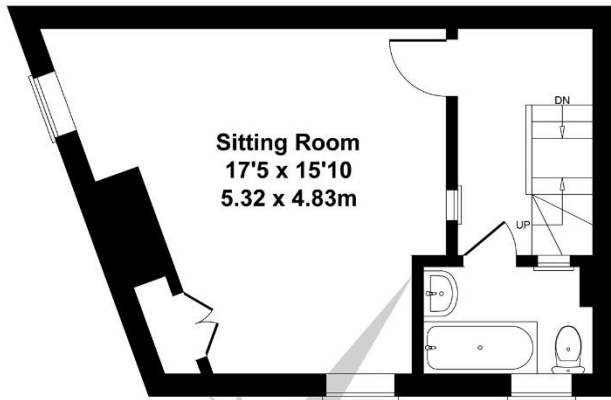
Freehold.

DIRECTIONS

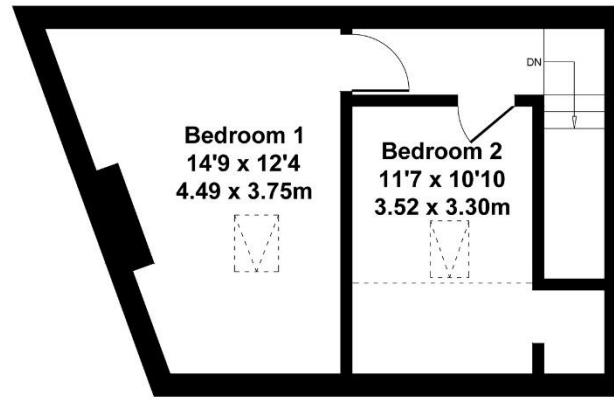
From Sowerby Bridge, proceed up Sowerby New Road, passing Tesco on the right. Bear round to the right and continue uphill over the speed bumps. Egremont Street is on the left hand side and No 1 is the first property on the right, identified by our For Sale board.



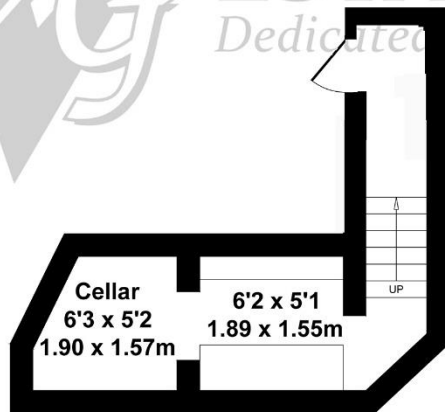
Approximate Gross Internal Area
1055 sq ft - 98 sq m



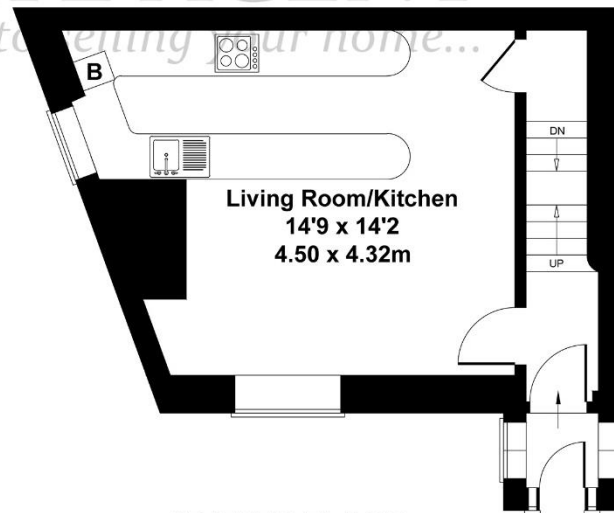
FIRST FLOOR



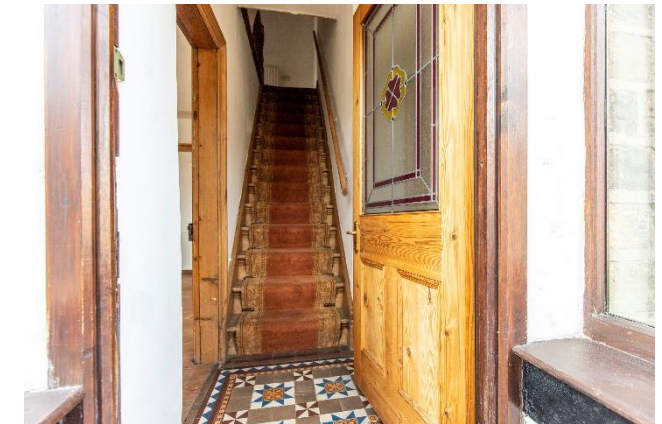
SECOND FLOOR



CELLAR



GROUND FLOOR



IMPORTANT NOTICE

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MONEY LAUNDERING REGULATIONS

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.