

**VG**

**ESTATE AGENT**

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# 4 EGREMONT STREET

SOWERBY BRIDGE | HX6 1EB

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

This deceptively spacious family home provides a substantial 2,476 sq.ft. of accommodation which includes two cellar rooms offering the potential to create further living space if required. The accommodation briefly comprises a sitting room, fitted dining kitchen, four double bedrooms and three bathrooms.

Externally there is a small, enclosed patio garden and easy on-street parking.



**GROUND FLOOR**  
Entrance Vestibule  
Sitting Room  
Dining Kitchen

**LOWER GROUND FLOOR**  
Utility Room  
Cellar Room  
Store

**COUNCIL TAX**  
A

**FIRST FLOOR**  
Bedroom 1  
En-suite Shower  
Bedroom 2  
Bathroom

**SECOND FLOOR**  
Bedroom 3  
Bedroom 4  
Shower Room

**EPC RATING**  
D

### INTERNAL

The property is entered via an entrance vestibule with door opening into the ground floor hallway with staircase rising to the first floor.

The spacious sitting room features ornate coving to the ceiling and a real-flame effect gas fire in a marble hearth with timber surround.

The family-sized dining kitchen is fitted with a range of base and wall units with complementary work surfaces incorporating a 1½ bowl sink; equipment includes a large electric oven with six-ring gas hob and extractor canopy over. The kitchen is open to a room giving access to the lower ground floor staircase and in there is space for a fridge freezer and plumbing for a dishwasher. An external door from the dining kitchen opens into the rear patio garden. The lower ground floor comprises two well-proportioned rooms, one being used as a utility room with butler sink, plumbing for a washer and space for a dryer, as well as door to the front of the property.

There are two double bedrooms located on the first floor, with bedroom 1 benefitting from a large three-piece en-suite shower room and complemented by a family bathroom which houses a bath with shower over, WC and wash basin mounted on a vanity unit. There are two further double bedrooms on the second floor, each having under-eaves storage; bedroom 4 is utilised as a home office. Completing the second floor accommodation is a three-piece shower room.



### EXTERNAL

There is a small enclosed yard to the front of the property and a fully-enclosed patio garden to the rear with easy on-street parking nearby.

### LOCATION

Conveniently situated with the excellent facilities of Sowerby Bridge within a few minutes' drive or walking distance, which include a wide selection of shops, supermarket, health centre, schools, swimming pool.

There is a mainline railway station in Sowerby Bridge, a regular bus service and the M62 motorway (J22 & 24) is within 20 minutes' drive allowing speedy access for commuters to Leeds, Bradford, Manchester and beyond.

### SERVICES

All mains services, gas central heating, boiler located in the utility cellar.

### TENURE

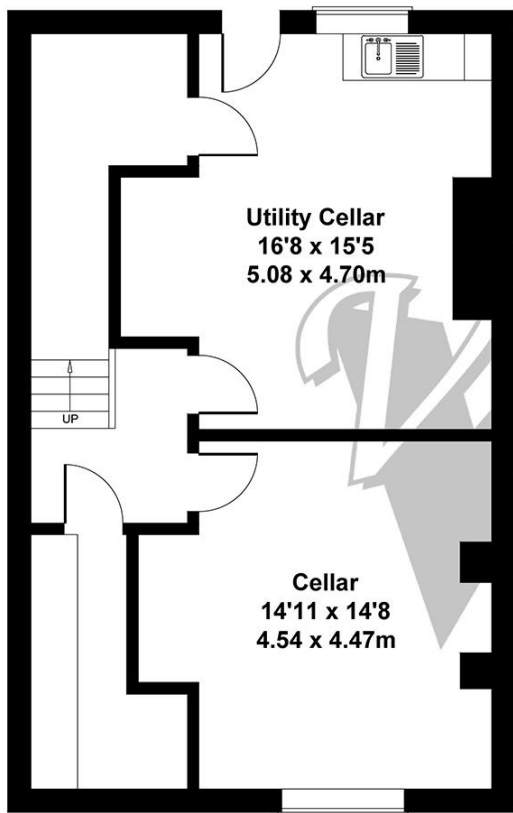
Freehold.

### DIRECTIONS

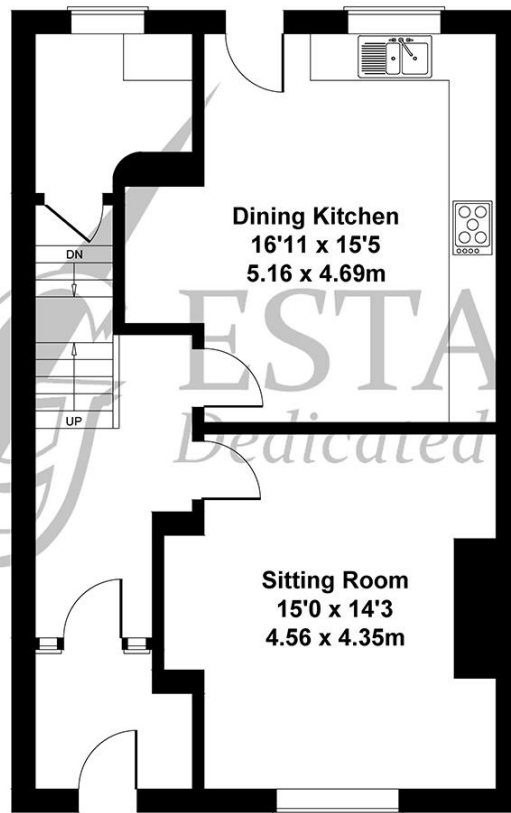
From Sowerby Bridge, proceed up Sowerby New Road, passing Tesco on the right. Bear round to the right and continue uphill over the speed bumps. Egremont Street is on the left hand side and No 4 is the second property on the left, identified by our For Sale board.



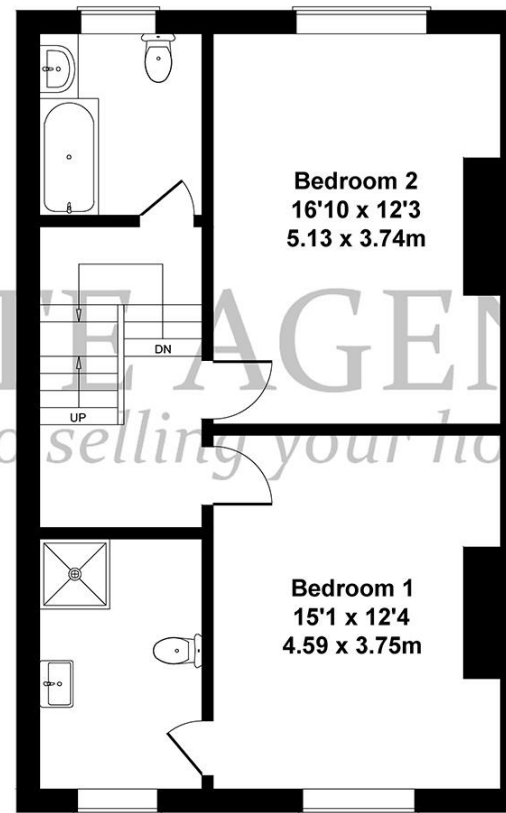
Approximate Gross Internal Area  
2476 sq ft - 230 sq m



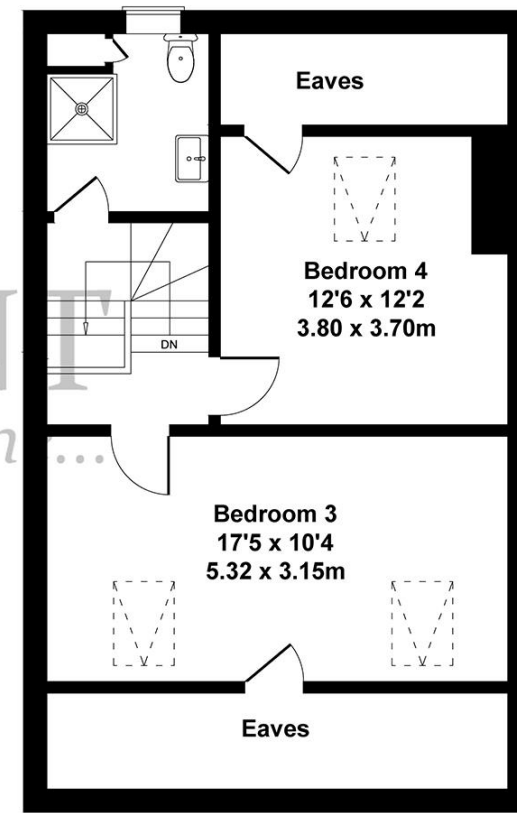
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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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.