



7 Rose Grove

Sowerby Bridge, HX6 2RJ

Offers In Excess Of £100,000 Freehold





We are delighted to bring to market this mid terraced, through by light, stone built cottage with the added benefit of no onward chain. The accommodation is set over two floors with a living area/kitchen to the ground floor, and good sized bedroom with bathroom to the first floor. This property would make an ideal home for a first time buyer or a perfect investment opportunity. Featuring gas central heating, uPVC double glazing and a small, low maintenance front garden.

Location

Rose Grove is in a delightful tucked away position with pleasant aspect to the front and away from the main road, yet it is just a short distance from Sowerby Bridge centre, its shops, supermarkets and railway station.

Accommodation

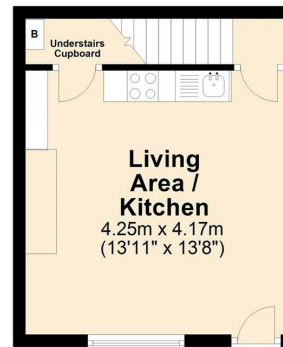
Access is gained via a uPVC door which leads directly into the open plan ground floor, with a living area to the front with painted beams to the ceiling. To the rear of the room the kitchen enjoys a range of white base, drawer, and wall units with roll top laminate work surfaces incorporating a stainless steel sink and drainer with mixer tap over, and four ring gas hob with an extract hood above. With an integrated electric oven and tiled splashbacks. There is a useful under stairs storage cupboard which houses the Vokera boiler.

An enclosed staircase leads up to the first floor, directly into the generous double bedroom with dual aspect windows providing ample natural light. The bathroom enjoys a white suite including bath with mixer tap and shower over, WC and wash hand basin. With a window to the rear elevation, part tiled walls, wood effect flooring and a heated towel rail.

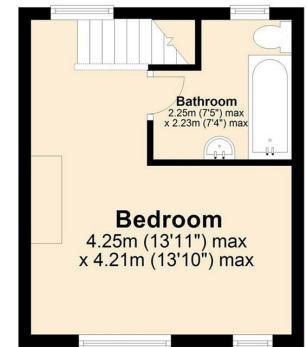
Externally, the property enjoys a pleasant aspect to the front, and a small enclosed garden with stone paving, a pebbled path, small lawn, fenced boundaries and a useful outside tap.



Ground Floor



First Floor



Total area: approx. 42.6 sq. metres (458.8 sq. feet)

Council tax band: A
EPC rating: C
Ground rent: N/A
Service charge: N/A

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