



20 John Street West

Sowerby Bridge, HX6 2NF

Offers In The Region Of £100,000 Freehold





Situated in a popular residential location and offered to the market with no onward chain, 20 John Street West is a deceptively spacious one-bedroom back-to-back terrace house perfect for a first-time-buyer. The property offers well-presented accommodation over two floors and has the potential for reconfiguration to create a further bedroom subject to the relevant consents.

Location

Situated in Sowerby Bridge the property is conveniently located to take advantage of the excellent commuter links by road and rail. The M62 motorway network is within easy reach and local railway stations run regular services connecting the main northern business centres. Whilst offering a semi-rural setting, a wide range of amenities exist within a short distance including a range of independent shops in Ripponden, along with a range of larger retailers and supermarkets located in Sowerby Bridge and Halifax.

Accommodation

Access is gained into the entrance vestibule with a second door leading into the lounge. The spacious lounge has a large window to the front elevation allowing for natural light and has a gas fire to the focal point with decorative Adam-style surround.

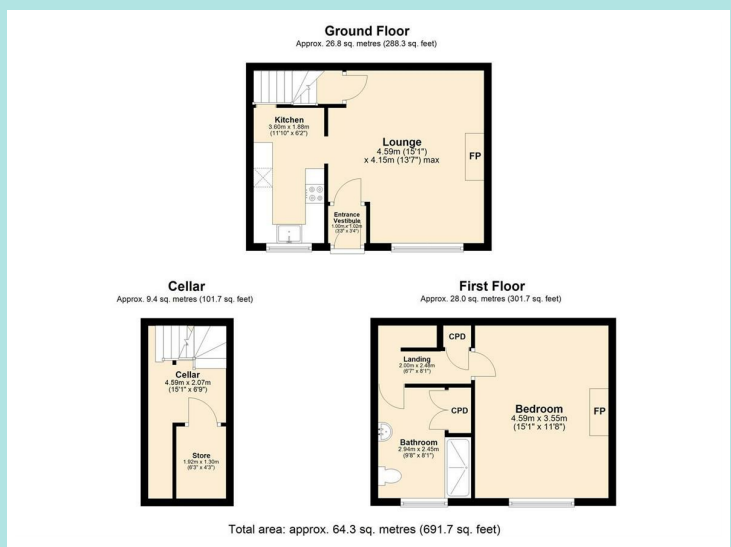
Leading off the lounge, the kitchen offers a range of bespoke wall, drawer and base units with contrasting solid oak worksurfaces incorporating a Belfast sink with mixer-tap. Integrated appliances include an electric oven and two-ring gas hob.

A hidden staircase from the kitchen leads down to a useful cellar space with plumbing for a washing machine.

A hidden staircase from the lounge rises to the first floor landing accessing the bedroom and house bathroom. The very generous bedroom is neutrally decorated and has a large window to the front elevation allowing for natural light. The spacious house bathroom has a three-piece suite comprising a w/c, wash-hand basin and a double walk-in rainfall shower.

There is the potential to reconfigure the upstairs accommodation, changing the current bathroom to a second bedroom and splitting the main bedroom to make a bathroom.

Externally, the property comes with on-street parking and a small and enclosed front yard.



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

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