



3 Back Sowerby Croft Road, Norland, Sowerby Bridge, HX6 3QA

£140,000

**bramleys**



Occupying a scenic position, tucked away from the main road is this mid terraced, under dwelling of stone construction. Located on the outskirts of the highly sought after area of Norland, the property enjoys stunning, far reaching views and has undergone a variety of improvements and modernisation by the current vendors, to include uPVC double glazing and gas fired central heating.

Being well presented throughout, the property would ideally suite the first time buyer or investor alike, with accommodation briefly comprising:- lounge with open plan access into the dining area, utility/store, modern fitted kitchen, first floor landing, 2 bedrooms and a 4 piece bathroom. Externally there is a small garden area from which to enjoy the far reaching views.

Ideally placed for local amenities within Sowerby Bridge, the property is well worthy of an internal viewing to appreciate the size, position and potential this property has to offer.

Energy Rating: TBA





## GROUND FLOOR:

Following the stairs up to the property enter via a composite external door into:-

### Lounge

14'7" x 13'8" (4.45m x 4.17m)

This beautifully presented, spacious lounge is fitted with ceiling coving, 2 wall light points, a central heating radiator, uPVC window and timber flooring. The focal point of the room is a fabulous open stone fireplace which houses a modern, multi-fuel stove. The lounge is also open to the dining area.

### Dining Area

10'3" x 7'5" (3.12m x 2.26m)

A step from the lounge gives open plan access to the dining area which has a wall light point and continuation of the timber flooring. A door gives access to a useful utility store.

### Utility Store

3'11" x 7'2" (1.19m x 2.18m)

A useful storage area with work surface and built-in wall units.



## Kitchen

11'11" x 6'8" (3.63m x 2.03m)

Accessed from the lounge. This well presented, modern kitchen is fitted with a range of wall and base units, work surfaces, part tiled walls and an inset stainless steel with side drainer and mixer tap. Also built-in to the kitchen is an integrated slimline dishwasher and fridge freezer, along with a 4 ring induction hob, electric oven and fitted extractor canopy. A cupboard houses the central heating boiler and the kitchen also has timber flooring, uPVC window to the front and a door leads to a useful understairs storage area which has space and plumbing for a washing machine.

## FIRST FLOOR:

### Landing

With inset ceiling spotlights.





## Master Bedroom

14'7" x 7'3" max (4.45m x 2.21m max)

A good sized double bedroom which has a uPVC window which provides far reaching views to the front. There is also a central heating radiator and built-in storage and hanging space.

## Bedroom 2

8'6" x 5'5" (2.59m x 1.65m)

Enjoying far reaching views through a uPVC window. There is also a central heating radiator.

## Bathroom

Being part tiled to the walls and furnished in a modern 4 piece white suite incorporating a low flush WC, pedestal wash hand basin, panelled bath and corner shower unit with thermostatic mixer shower. There are inset ceiling spotlights, a chrome ladder style heated towel rail and a uPVC window.

## OUTSIDE:

To garden area comprises a paved seating area and artificial lawn. The far reaching views to the front can be enjoyed from here.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave West Vale, passing through Greetland village via Rochdale Road, turning right into Turbury Lane towards Norland. Continue along this road, which then becomes Clough Road and at the junction by Norland J&I school bear right into Sowerby Croft Lane. Keep on this lane

and shortly after passing the junction with Boggart Lane, continue along passing the next row of terraced houses on the left. Immediately after, the property can be found on the left hand side located behind the cobbled courtyard area. No 3 will be identified by the Bramleys for sale board.

## TENURE:

Freehold - Please note, the property is an underdwelling and therefore will form part of a flying freehold with the property above. Any interested parties should speak to their legal advisor/or mortgage lender prior to committing to purchase the property.

## COUNCIL TAX BAND:

A

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



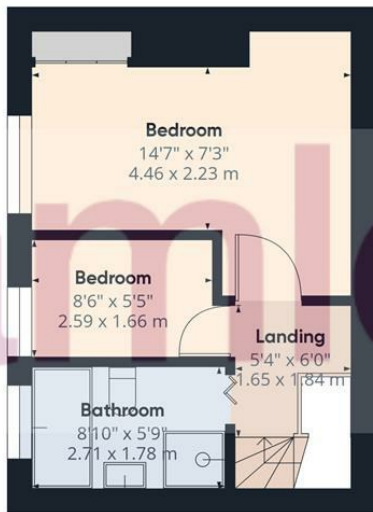








Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
674.02 ft<sup>2</sup>  
62.62 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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