



17 Union Street, Sowerby Bridge, HX6 2PB  
Offers Over £90,000

**bramleys**





Having undergone a recent program of improvement and modernisation, this mid-terraced back to back property offers very well presented 2 bedroom accommodation ideally suited to the first time buyer or investor. The open plan living kitchen has a range of modern fitted units with built-in oven and hob and to the first floor are 2 good sized bedrooms with a separate modern 3 piece bathroom suite in white. The property has uPVC double glazing and a gas fired central heating system, and is conveniently placed for access to the M62 motorway network along with all the amenities within Sowerby Bridge including shops, schools and railway station. Having an enclosed paved garden to the front an internal inspection is highly recommended.

Energy Rating: C





## GROUND FLOOR:

Enter the property via a uPVC external door into the entrance vestibule.

### Entrance Vestibule

Having a central heating radiator and a staircase rising to the first floor level.

### Living Kitchen

15'0" max x 14'11" (4.57m max x 4.55m)

This generous reception room has a central heating radiator, uPVC window to the front, modern kitchen base units with working surfaces, tiled splash backs, stainless steel sink with side drainer and mixer tap. Also built into the kitchen area is a 4 ring electric hob with electric oven beneath and there is space and plumbing for an automatic washing machine. There is also a wall mounted central heating boiler and a door gives access to a staircase descending down to the cellar.

## FIRST FLOOR:

### Landing

Having a loft access point.

### Master Bedroom

9'6" x 8'6" (2.90m x 2.59m)

This double bedroom has a uPVC window to the front and central heating radiator.

### Bedroom 2

7'6" x 7'7" max (2.29m x 2.31m max)

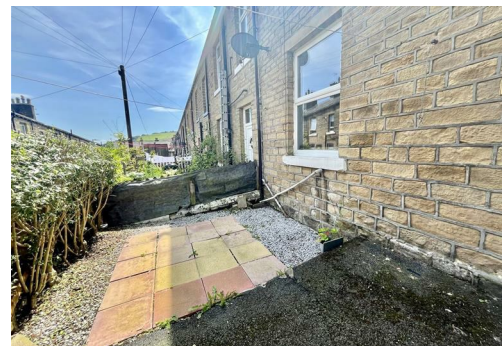
A good sized second bedroom, having built-in storage to the bulk head, central heating radiator and uPVC window to the front.

### House Bathroom

Having part tiling to the walls, tiled to the floor with a 3 piece white suite comprising low flush WC, pedestal hand wash basin and paneled bath with electric shower over. Also having a built-in storage cupboard.

## OUTSIDE:

To the front of the property is an enclosed paved garden area.



## 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 Halifax via the A58 King Cross Road, and proceed to the main set of traffic lights at King Cross, here take the left hand lane and continue straight ahead on the A58 Rochdale Road. Proceed towards Sowerby Bridge following the road down the hill, as it bends to the left and shortly before reaching the mini roundabout turn right opposite the church onto Park Road. Continue all the way to the end of Park Road where it bends round to the left and becomes Beech Road, then take the first right onto Albert Road. At the junction turn right onto Clay Street and then first right onto Union Street where the property can be found on the right hand side and can be identified by the Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

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.

Ground Floor



First Floor



### 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**

