



30a Towngate, Sowerby Bridge, HX6 1HT

Offers Over £595,000

****OPEN TO VIEW SATURDAY 10:00 - 16:00. PLEASE CONTACT THE OFFICE ON 01422370320 TO REGISTER YOUR INTEREST**** Offered FOR SALE with NO CHAIN is this SUBSTANTIAL SEMI-DETACHED property with separate apartment built in the 1800s in the popular area of Sowerby. Accommodation comprises; Boot Room, Lounge, Dining Room, Dining Kitchen, Utility, cloaks/w.c., shower room. Cellar accessed externally from the front. To the first floor; landing, two double bedrooms and bathroom. To the second floor; landing, double bedroom, single bedroom and shower room. The first floor apartment consists of entrance lobby, landing, open plan lounge/kitchen, double bedroom and shower room. Lovely enclosed private garden to the front with two garages/workshops, sun room, outside store and greenhouse. Plenty of parking and far reaching views. The property benefits from majority Upvc double glazing, security alarm system and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Boot Room 5'8" max x 16'6" max (1.75 max x 5.05 max)



Two wooden double glazed leaded effect windows to front and wooden single glazed door to front. Tiled floor, wall light, fusebox and electric meter. Storage cupboards housing the 'Ideal' condensing boiler (2024). Radiator, door to sitting room and double doors to dining kitchen;

Dining Kitchen 14'9" x 15'3" (4.5 x 4.65)



Having a range of wall and base units with granite and wood worktops and granite splashbacks. Gas oven and five ring hob (2025), washing machine and dishwasher and double belfast sink. Tiled floor, Upvc double glazed leaded effect window to side and underfloor heating. Electric kickboard heater, mains kickboard heater, stop tap and multi fuel cast iron stove with tiled base and stone fireplace. Cornice to ceiling and display unit. Opening to utility and double doors to sitting room;

Sitting Room 14'9" x 15'1" (4.5 x 4.6)



Radiator, Upvc double glazed leaded effect window to front and original York Range stone fireplace. Cornice to ceiling, plate rack, t.v. point, t.v. aerial lead and wall lights. Door to inner lobby;

Inner Lobby

Wood floor, room stat and door to staircase access to first floor. Door to lounge;

Lounge 14'9" x 18'8" (4.5 x 5.7)



Radiator, Upvc double glazed leaded effect window to rear, cornice to ceiling and picture rail. Wall lights, cast iron gas stove with stone fireplace and base. Understairs storage and t.v. aerial lead.

Utility



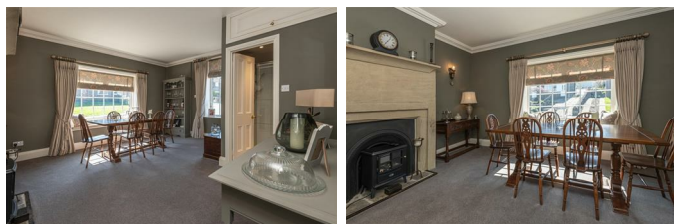
Drawers and space for fridge/freezer. Tiled floor, underfloor heating, understairs storage and alarm control panel. Opening to dining room and door to cloaks/w.c.;

Cloaks/w.c. 3'7" x 5'10" (1.1 x 1.8)



Two piece suite comprising low flush w.c. and sink with tiled splashback. Tiled floor, underfloor heating, extractor fan and picture rail.

Dining Room 14'5" max x 15'5" max (4.4 max x 4.7 max)



Upvc double glazed leaded effect window to rear and side, window seat and cornice to ceiling. Decorative stone and cast iron fireplace with stone base and storage cupboard. Door to shower room;

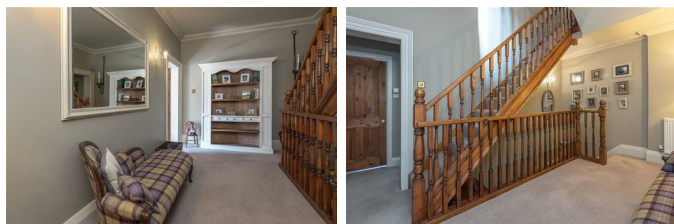
Shower Room 3'7" x 4'9" (1.1 x 1.45)



Double shower cubicle with electric shower. Tiled floor, tiled walls, spotlights and extractor fan. Chrome heated towel radiator and wall lights.

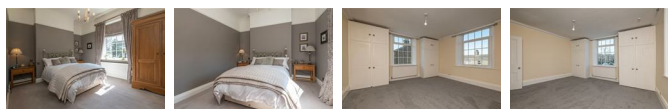
First Floor

Landing



Two radiators, cornice to ceiling, wall lights and room stat. Staircase access to second floor and doors to bathroom and bedrooms;

Bedroom One 11'1" x 14'9" (3.4 x 4.5)



Double bedroom with two radiators, cornice to ceiling and picture rail. Upvc double glazed leaded effect window to rear.

Bedroom Two 11'3" max x 14'9" max (3.45 max x 4.5 max)



Double bedroom with radiator, picture rail and cornice to ceiling. Upvc double glazed leaded effect window to front and two fitted wardrobes.

Bathroom 4'11" x 11'7" (1.5 x 3.55)



Three piece suite comprising low flush w.c. pedestal wash basin and cast iron roll top bath with mixer shower. Wood floor and part wood paneled walls. Spotlights, wood paneled ceiling and Upvc double glazed leaded effect window to front. Storage cupboard housing the hot water cylinder.

Second Floor

Landing

Radiator, wall light and cornice to ceiling. Doors to shower room and bedrooms;

Bedroom Three 11'5" x 15'3" (3.5 x 4.65)



Double bedroom with radiator, cornice to ceiling and t.v. point. Upvc double glazed leaded effect window to front.

Bedroom Four 7'4" x 15'3" (2.25 x 4.65)



Single bedroom with radiator, wall light and wooden double glazed velux window. Beam to ceiling, storage cupboard and undereaves storage.

Shower Room 6'6" max x 9'4" max (2 max x 2.85 max)

Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle. Wood floor, heated towel radiator and storage cupboards. Spotlights, extractor fan and part tiled walls.

Separate First Floor Apartment

Ground Floor

Entrance Lobby

Composite obscure double glazed door to side. Tiled floor, radiator. fusebox and electric meter. Door to staircase access to first floor;

First Floor

Landing



Radiator, coving to ceiling and programmer/room stat. Loft hatch, telephone point and doors to shower room, bedroom and lounge/kitchen;

Lounge/Kitchen 14'5" x 15'3" (4.4 x 4.65)



Radiator and Upvc double glazed windows to rear and side. Wall and base units with laminate worktop and tiled splashbacks. Electric oven and hob, fridge and stainless steel sink and drainer. Cast iron gas stove with stone base and wooden mantel. T.v. aerial leads, telephone point and cable point. Wall lights, cornice to ceiling and usb socket.

Bedroom One 14'9" x 15'3" (4.5 x 4.65)

Double bedroom with radiator and two fitted wardrobes. Air vent, usb socket and Upvc double glazed leaded effect window to side and front. Gas meter and 'i-mini' condensing combi boiler (fitted 2023).

Shower Room 6'6" x 6'6" (2 x 2)

Three piece suite comprising low flush w.c. pedestal wash basin and corner shower cubicle with electric shower. Wood floor, radiator and heated towel radiator. Part tiled walls, extractor fan and Upvc obscure double glazed window to side.

Cellar

Accessed from the front garden via a Upvc obscure double glazed door. Vaulted cellar with power, light and plumbing for washing machine. Gas meter.

External



Pavline frontage to front and side. Security light to side. To the front is an enclosed lawn and patio garden with flowerbeds. Two external lights, stop tap and security light. Outside store, greenhouse and sunroom with tiled floor and Upvc double glazed windows and door.

Garages/Workshops

One has a wooden door to the rear, up and over door to the front and has power and light. The other has a security light, Upvc obscure double glazed door to side and electric up and over door to the front. Power and light, tap and stone flagged floor.

Parking

Plenty of parking to the front, side and rear.

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

Apartment - E
House - TBC

Council Tax Band

Apartment - A

House - C

Water

Water Rates

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

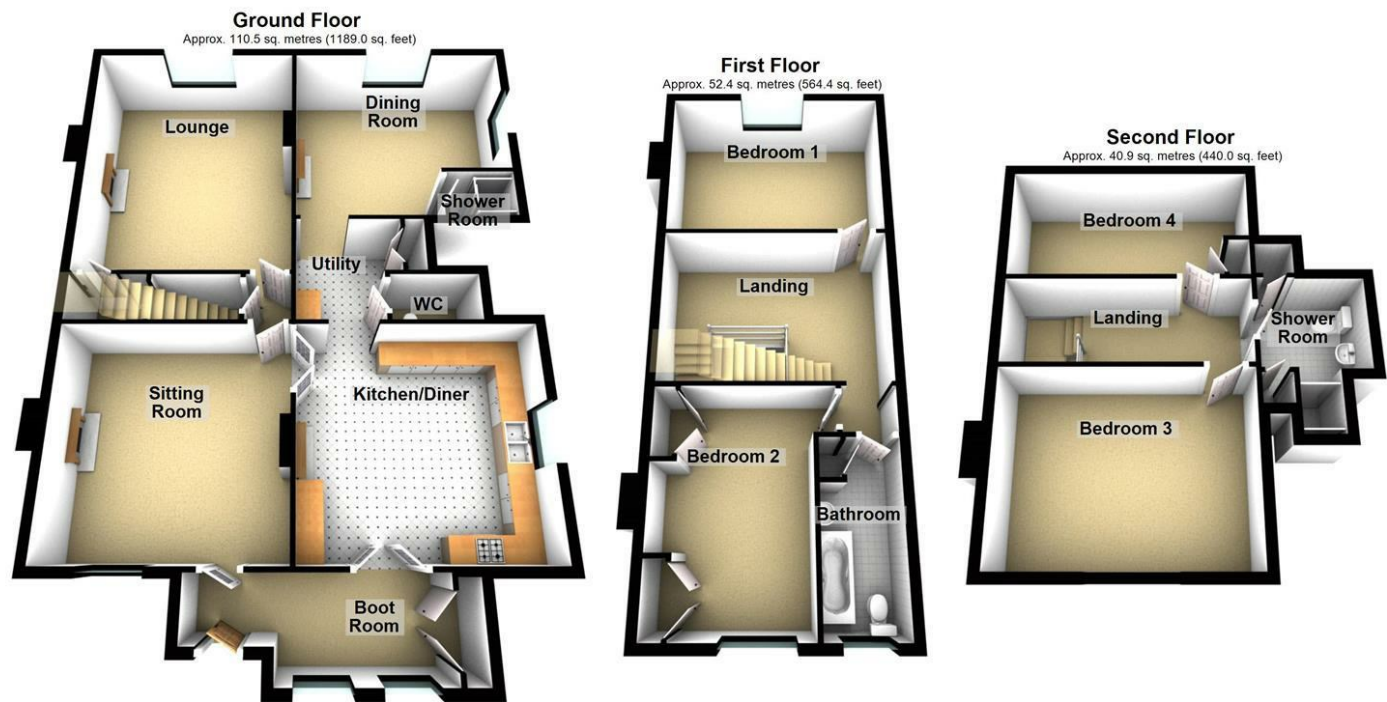
Boundaries & Ownerships

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.

Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan

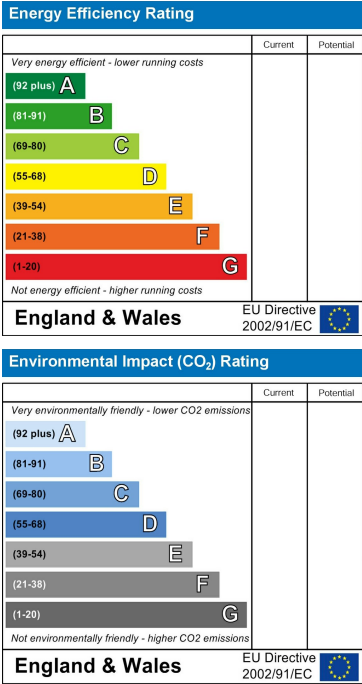


Total area: approx. 203.8 sq. metres (2193.4 sq. feet)

Area Map



Energy Efficiency Graph



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