



WAINHOUSE
PROPERTIES



3 HEBBLE AVENUE SOWERBY BRIDGE

£275,000
FREEHOLD

Wainhouse Properties are pleased to market this modern 3 bedroom semi-detached property in this highly desirable area of Sowerby Bridge.

The property comprises of an open plan, kitchen, diner. Living room with double doors to the rear enclosed garden. Two bedrooms and house bathroom to the first floor and master suite to the second floor with large fitted wardrobe and en-suite. Also benefitting from UPVC double glazed windows, gas central heating, smart meters and an EV charging point.

Situated alongside the canal and close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing is essential to fully appreciate the property and location.



• MODERN 3 BED SEMI DETACHED PROPERTY • HIGHLY DESIRABLE AREA • MASTER SUITE WITH LARGE FITTED WARDROBES

Entrance Hallway

Having staircase to the first floor and door to:

Kitchen / Diner

Modern fitted kitchen with integrated fridge freezer, dishwasher and oven with gas hob and extractor fan overhead. Space for an integrated washing machine, radiator to the dining area, double glazed window and door to:

Cloaks

With WC, wash basin and radiator.

Living Room

Large, bright room with double French doors leading to the rear garden.

First floor Landing

With staircase to the second floor, double glazed window to the side and further double glazed window to the front.

Bedroom Two

Large double room with double glazed window overlooking the rear, radiator and door leading to storage cupboard.

Bedroom Three

With double glazed window and radiator.

Bathroom

Modern three piece suite comprising of WC, wash basin and paneled bath with shower over. Extractor fan and radiator.

Second Floor

Master Suite

Large room with double glazed window to the front,

radiator, large fitted wardrobes to one wall with sliding doors, loft access point and door to:

En-Suite

WC, wash basin and shower cubical with electric shower. Velux window and radiator.

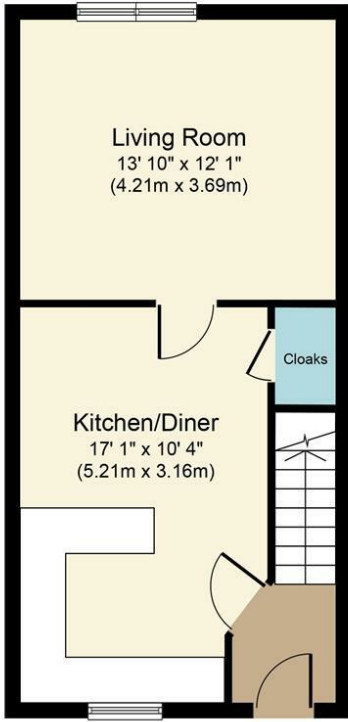
External

Externally the property benefits from a driveway to the front for 2 cars and EV charging point, to the rear there is an enclosed lawned garden with paved patio area and gated side access.

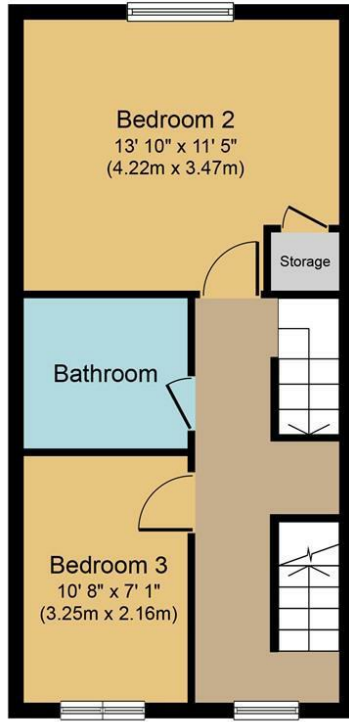


• HOUSE BATHROOM, CLOAKS & EN-SUITE • KITCHEN WITH INTEGRATED APPLIANCES • OFF-ROAD PARKING FOR TWO CARS • ENCLOSED REAR GARDEN • CLOSE TO LOCAL SCHOOL & AMENITIES

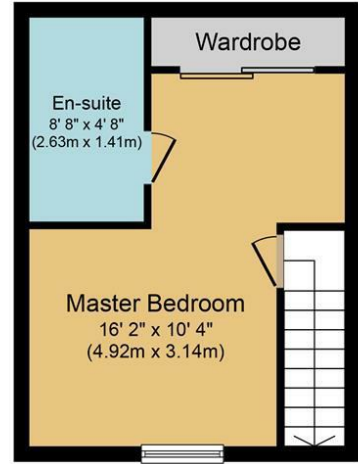




Ground Floor
Approximate Floor Area
403 sq. ft.
(37.4 sq. m.)



First Floor
Approximate Floor Area
403 sq.ft.
(37.4 sq.m.)



Second Floor
Approximate Floor Area
253 sq. ft.
(23.5 sq. m.)



3 Hebble Avenue

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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