



WAINHOUSE
PROPERTIES



26 ROOLEY BANKS SOWERBY BRIDGE

£135,000

Offered for sale is this spacious three bedroom inner town house situated in a pleasant and slightly elevated position with open aspect. The accommodation has the benefit of both gas central heating and upvc double glazing. Also briefly comprises: - Front entrance hall, spacious lounge and dining kitchen, two double bedrooms, further single bedroom and family bathroom. Externally there are front and rear gardens and off road parking. Close to local amenities and local primary and secondary schools. Some minor decorative work is needed in certain parts of the house and the price reflects this.



• THREE BEDROOM TOWNHOUSE • SPACIOUS LIVING ROOM • BUILT IN STORAGE THROUGHOUT

Entrance

Access via a wooden door with double glazed window to the front, coat hanging space, staircase to the first floor and access to:

Kitchen

Fitted up and under kitchen cupboards with complimentary work surfaces incorporating a stainless steel sink and drainer. Space for a freestanding oven, fridge freezer, dishwasher, tumble dryer and plumbing for a washing machine. Freestanding breakfast bar with stools, double glazed window overlooking the rear garden and stable UPVc door to the rear.

Living Room

Bright spacious room with a double glazed window to the front and rear, built in gas fired with decorative hearth and surround.

First Floor Landing

Double glazed window to the rear, access to all rooms, fitted storage cupboard and loft access point with drop down ladder.

Bedroom One

Double room with double glazed window to the front, built in storage cupboard and radiator.

Bedroom Two

Further double room with double glazed window to the front, built in storage cupboard and radiator.

Bedroom Three

Single room with built in storage space, double glazed window to the rear and radiator.

Bathroom

Three piece suite comprising of WC, wash basin and paneled bath with shower overhead. Partly tiled walls, chrome heated towel rail and two frosted double glazed windows to the rear.

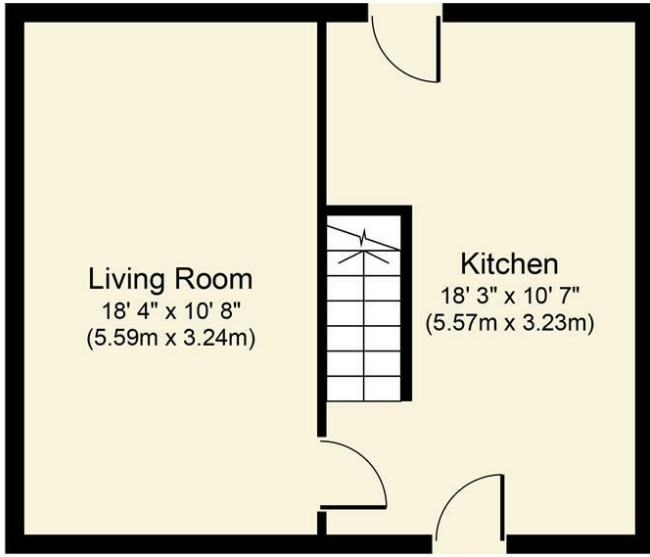
External

Externally the property benefits from a lawned garden to the front, gated access and driveway for one car. There is side access to the rear where you will find a tiered garden with paved patio area, flower beds and storage shed.

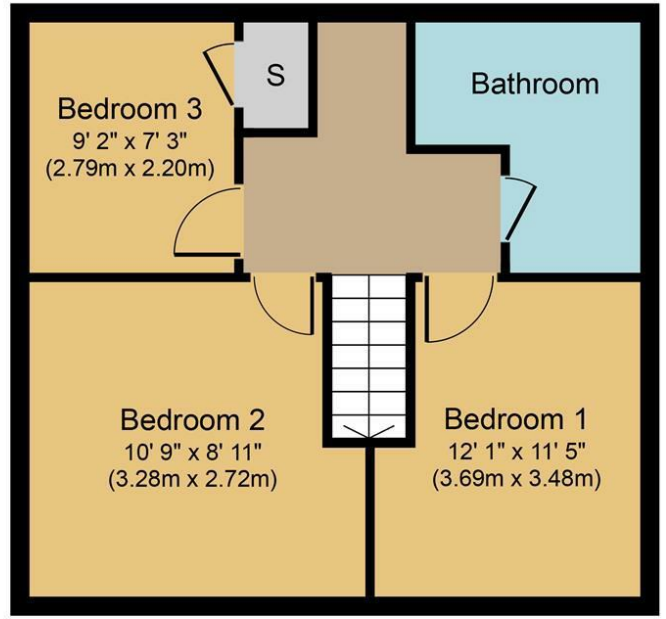


- FRONT & REAR GARDENS • DRIVEWAY FOR ONE VEHICLE • NEWLY FITTED BATHROOM SUITE • CLOSE TO POPULAR SCHOOLS • NO CHAIN





Ground Floor
Approximate Floor Area
389 sq. ft.
(36.1 sq. m.)



First Floor
Approximate Floor Area
436 sq.ft.
(40.5 sq. m.)

Rooley Banks

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			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(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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