



**WAINHOUSE**  
PROPERTIES



**10 BARGE AVENUE**  
**SOWERBY BRIDGE**

**£260,000**  
**FREEHOLD**

New to market is this stunning property located on Barge Avenue in the charming town of Sowerby Bridge. This modern house is part of a sought-after development, offering a perfect blend of style and comfort. In brief the property comprises of spacious living room, modern fitted dining kitchen, three well-appointed bedrooms, family bathroom, en-suite and downstairs WC. The house spans an impressive 1,023 sq ft, offering plenty of room for all your needs. Built in 2019, this property exudes contemporary charm and is designed to meet the needs of modern living. The south-facing garden is a delightful addition, perfect for enjoying sunny afternoons or hosting summer barbecues. Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and experience the beauty of this property for yourself.



• MODERN FAMILY HOME • THREE BEDROOMS • DINING KITCHEN • SPACIOUS LIVING ROOM

### Entrance

Spacious entrance with staircase to the first floor, radiator and door to:

### Living Room

Good sized living room with double glazed window overlooking the canal towpath, radiator and door to:

### Dining Kitchen

Modern fitted kitchen with wall and base units and complementary work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include tall standing fridge freezer, slimline dishwasher, washing machine, double oven and gas hob with extractor overhead. Double glazed window to the rear overlooking the garden and double doors leading outside.

### Cloakroom / WC

Comprising of WC, wash basin and radiator.

### First Floor

#### Bedroom One

Double room with Juliette balcony overlooking the canal, radiator and door to:

#### En-Suite

Comprising of WC, wash basin and shower cubical. Frosted double glazed window, extractor fan and radiator.

#### Bedroom Two

Further double room with double glazed window and radiator.

### Bedroom Three

Currently used as a home office with double glazed window and radiator.

### Bathroom

Three piece modern suite with WC, wash basin and panelled bath with shower overhead and glass shower screen, partly tiled walls, extractor fan, radiator and frosted double glazed window.

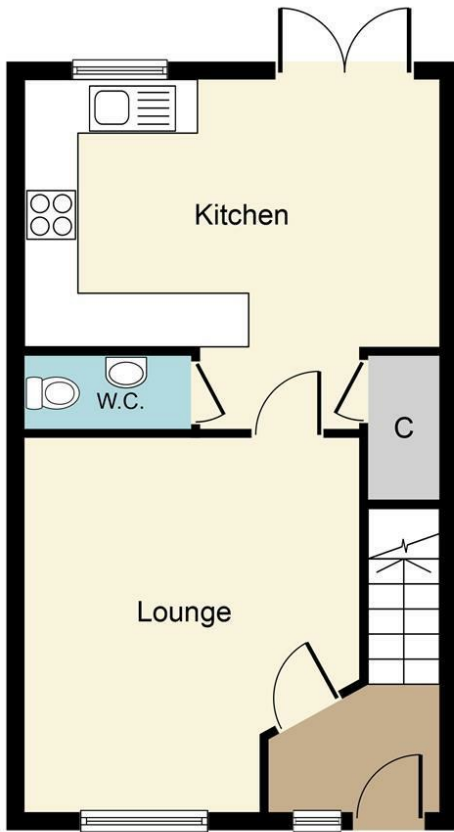
### External

To the front of the property there is a small paved area and railings which overlooks the canal. To the rear there is a private enclosed south facing lawn garden with paved patio seating area. Two designated parking spaces and further enclosed garden space with garden shed. There is also an electric car charging point.

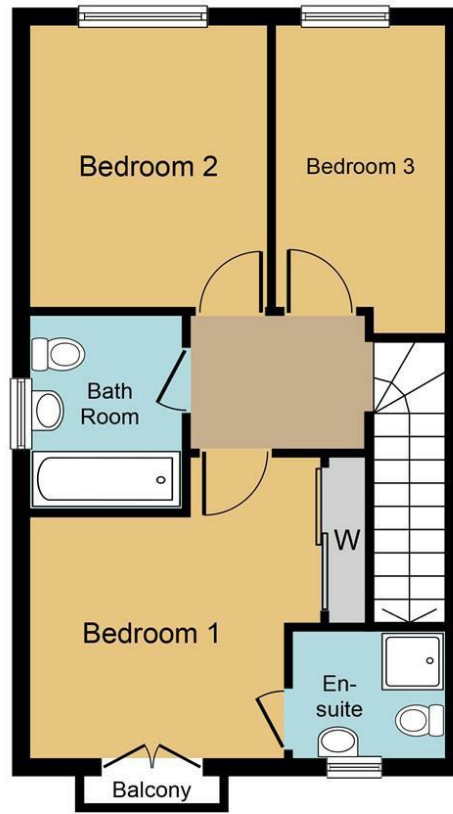


• FAMILY BATHROOM, EN-SUITE AND DOWNSTAIRS WC • PRIVATE ENCLOSED SOUTH-FACING GARDEN • TWO PARKING SPACES • VIEWING IN ESSENTIAL





Ground Floor



First Floor



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			95
(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	

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