

Chapters



**22 SPRINGFIELD
SOWERBY BRIDGE**

**£245,000
FREEHOLD**

Chapters are delighted to market this three bedroom semi-detached property in the charming area of Springfield, Sowerby Bridge. The property briefly comprises kitchen, large living dining room, downstairs WC and integrated garage. To the first floor there are three good sized bedrooms and family bathroom. Externally there is off-road parking for approximately two/three vehicles and lawn garden to the rear. The layout of the house is designed to maximise natural light, creating a warm and inviting atmosphere throughout and subject to relevant planning permissions the garage could be converted and the kitchen easily extended if required. Situated in a desirable location, this home is within easy reach of local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.



• SEMI-DETACHED PROPERTY • THREE GOOD SIZED BEDROOMS • LARGE LIVING DINING ROOM

Entrance

Entrance via UPVC double glazed front door into:

Hallway

with double radiator, door into the garage, spacious under stairs store and door into:

Cloak room

a modern cloak room, incorporating wash basin, low level WC, frosted double glazed window and single radiator with individual thermostat control.

Living Room/ Diner

L-shaped room. Superb space with many potential layouts, a modern curved electric white pebble remote controlled electric fire, fantastic double glazed picture windows giving spectacular views across the valley, two single radiators, telephone and TV points, another double glazed window to the side and two doors leading from both parts of the 'L' back out into the hallway.

Kitchen

Comprising contemporary matching wall and base units with wine rack, complementary rolled work top with inset one and a half bowl stainless steel sink and mixer tap, four ring gas double oven, plumbing for washing machine, under counter space for fridge or freezer, inset spotlights, stainless steel extractor hood, double glazed window to the front and serving hatch to the living room/ diner.

Garage

Good sized garage with maintenance pit, outside tap, power and lighting.

First Floor Landing

With twisted staircase, double glazed window to the front, and access to the loft space and door into:

Bedroom One

Double bedroom with double glazed picture window again giving spectacular views across the valley and overlooking the rear garden and single radiator.

Bedroom Two

Second double bedroom with large double glazed picture window offering fantastic views and single radiator.

Bedroom Three

Good sized third bedroom having double glazed window to the front and single radiator.

External

Externally, the property benefits from a tarmac 'L' shaped driveway with parking for approximately two/three vehicles with lawn to the front, surrounded by flower beds with mature flowers, plants and shrubs. Steps from the parking area lead to a patio directly outside the kitchen and a path leading round the side of the house to the rear garden consisting of excellent sized lawn, fruit trees bordered by mature plants and, beyond the garden, access to a piece of land shared by all of the neighbouring properties as a play area. Door leads to:

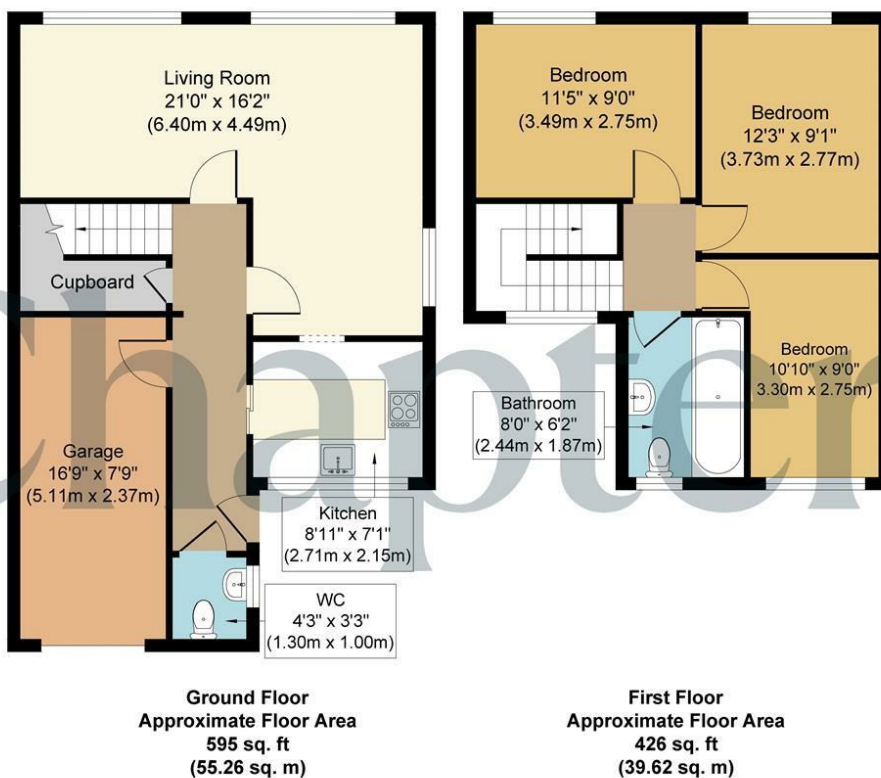
Cellar

Outstanding space offering excellent potential having outside tap, housing the combination boiler with power and light plus additional low level storage.

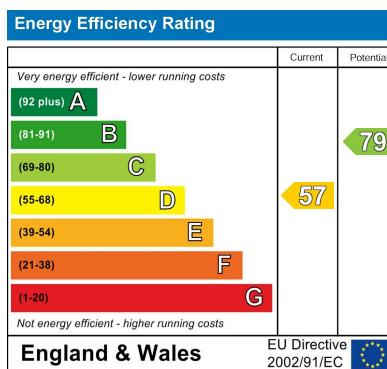


• INTEGRATED GARAGE • DOWNSTAIRS WC • OFF-ROAD PARKING FOR TWO VEHICLES • LARGE GARDEN TO THE REAR • FANTASTIC VIEWS • NO UPWARD CHAIN





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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