

29 SUNNYBANK STREET SOWERBY BRIDGE, HX6 2PP

£170,000
FREEHOLD

Situated on the charming Sunnybank Street in Sowerby Bridge, this delightful mid-terrace house, built in 1925, presents an excellent opportunity for families seeking a warm and inviting home. Spanning 678 square feet, the property boasts two well-proportioned bedrooms plus an occasional attic room which is currently being used as a bedroom, making it ideal for both growing families and those looking for extra space. Upon entering, you will find a spacious living room that offer a perfect setting for relaxation along with a kitchen with bespoke seating area and conservatory which creates additional living space. The layout is both practical and welcoming, ensuring that every corner of the home is utilised to its fullest potential. The property features three good sized bedrooms, downstairs WC, house bathroom and a dressing area has been created on the first floor landing.

One of the standout features of this home is the lovely decked terrace at the front, providing a delightful outdoor space with fantastic views. Additionally, the rear garden offers a tranquil retreat, perfect for children to play or for adults to unwind after a long day and the added benefit of a garage.

Chapters

29 SUNNYBANK STREET

- MODERN TERRACE PROPERTY • TWO GOOD SIZED BEDROOMS PLUS LARGE OCCASIONAL ATTIC ROOM • LARGE LIVING ROOM • KITCHEN WITH FITTED DINING AREA • CONSERVATORY • HOUSE BATHROOM & DOWNSTAIRS WC • GARDEN TO THE REAR • DECKED GARDEN TO THE FRONT • SINGLE GARAGE



Entrance Hallway

With staircase to the first floor and door to:

Living Room

Spacious, bright living room with sliding doors opening to the decked terrace, feature brick fireplace with inset wood burning fire, wall lighting, radiator and door to:

Kitchen

Modern fitted kitchen with matching wall and base units along with complementary work surfaces incorporating a Belfast sink. Integrated oven, hob and extractor overhead, space for a dishwasher and bespoke fitted dining area with tall standing radiator, fitted table and benches. Storage cupboard and open doorway to:

Conservatory

With double doors leading to the rear garden, integrated fridge freezer, radiator and double glazed windows.

WC

Accessed from the living room with WC, wash basin and plumbing for a washing machine.

First Floor

Landing with staircase to the second floor and dressing area with fitted wardrobe having sliding mirror doors and double glazed window to the front.

Bedroom One

Double room with double glazed window to the front, radiator and fitted wardrobes.

Bedroom Two

Further double room with double glazed window to the rear and radiator.

Bathroom

Three piece suite comprising WC, wash basin and P-shaped bath with curved shower screen and shower overhead. Part tiled walls, chrome heated towel rail and frosted double glazed window.

Second Floor

Occasional Bedroom

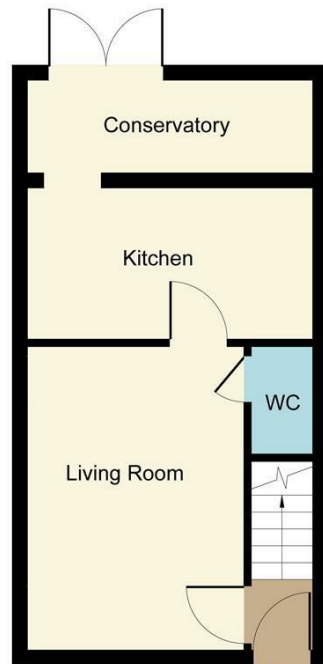
Double room with velux window and radiator.

External

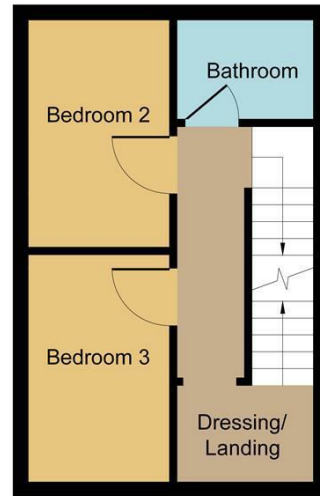
To the front the property benefits from a decked terrace situated over the garage providing a lovely seating area with fantastic views. The garage is a single garage with up and over front door. To the rear, steps lead to an artificial lawn area providing additional seating.

29 SUNNYBANK STREET

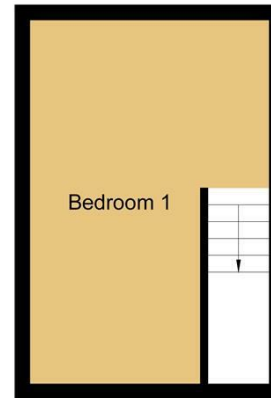




Ground Floor



First Floor



Second 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 | | |
| (81-91) B | | |
| (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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