



12 WHITELEY AVENUE SOWERBY BRIDGE

£150,000
FREEHOLD

Situated in the desirable area of Whiteley Avenue, Sowerby Bridge, this charming house presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts a well-proportioned living room alongside a kitchen, diner, perfect for both relaxation and entertaining guests. Two double bedrooms and three piece bathroom its the perfect family home or investment opportunity. The house is situated in a sought-after location, making it an ideal choice for families, particularly due to its proximity to good schools. The surrounding area of Sowerby Bridge is known for its community spirit and picturesque scenery, providing a delightful backdrop for everyday living. With local amenities and transport links nearby, this property not only offers a lovely home but also the convenience of modern living. In summary, this house on Whiteley Avenue is a wonderful opportunity for anyone looking to settle in a vibrant community with access to excellent educational facilities. Do not miss the chance to make this delightful property your new home.



• SEMI DETACHED PROPERTY • TWO DOUBLE BEDROOMS • LIVING ROOM • GOOD SIZED KITCHEN

Entrance

Staircase to first floor, one radiator, internal door to:

Living room

Large living space, with a surround fire place with a gas fire, double glazed window to the front, one radiator and carpeted.

Kitchen /Diner

External UPVC door providing access to the side of the property, complimentary wall and base units, splash back tiles, plenty of room for a dining table and chairs, two rear aspect windows and vinyl flooring. Space for a tall standing fridge freezer and plumbing for a washing machine.

Firs Floor Landing

Access to all rooms.

Master Bedroom

Fantastic sized double bedroom, front aspect window, built in storage cupboard and radiator.

Bedroom Two

Double glazed window to the rear and radiator.

Bathroom

Three piece white bathroom suite, comprising bath, with dual shower overhead. Pedestal wash hand basin, low level WC, storage cupboard, one radiator, double glazed window to the rear.

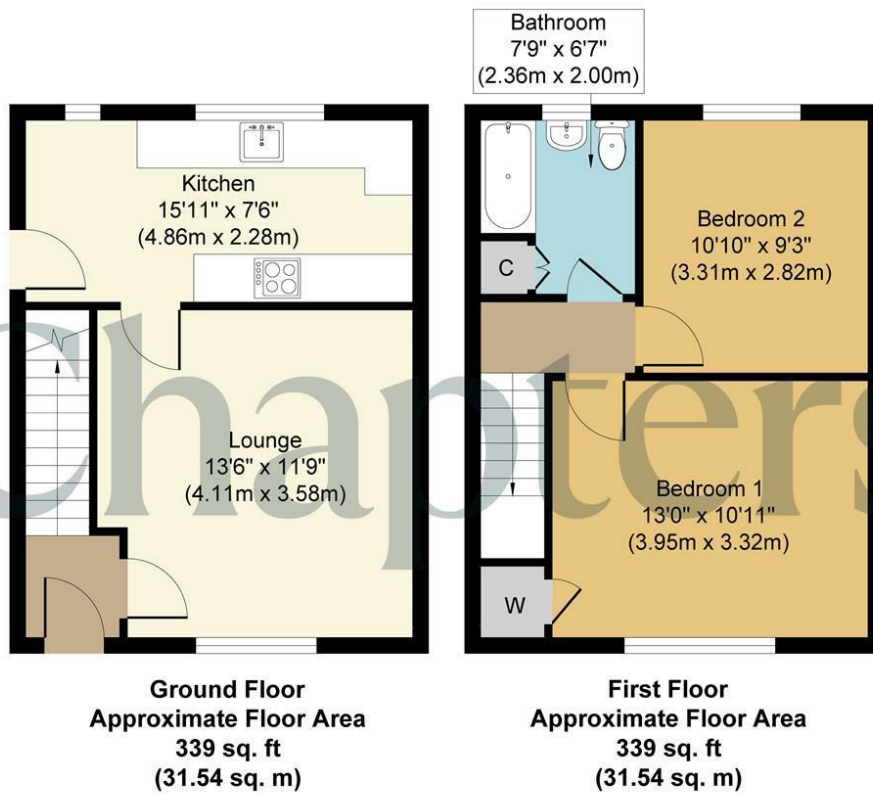
Garden

To the front of the property there is a paved parking area, to the rear there is an enclosed private lawn garden.

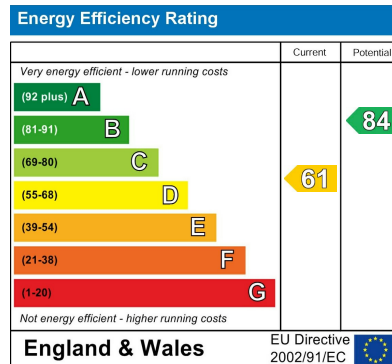


- THREE PIECE BATHROOM • OFF-ROAD PARKING TO THE FRONT • PRIVATE LAWN GARDEN TO THE REAR • NO UPWARD CHAIN • SOUGHT AFTER LOCATION





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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