

# Chapters



**19 TENNYSON AVENUE  
SOWERBY BRIDGE**

**£125,000  
FREEHOLD**

**INVESTORS ONLY** Situated in the charming area of Tennyson Avenue, Sowerby Bridge, this delightful house presents an excellent opportunity for investors seeking a property with a sitting tenant. The home is ideally situated, offering convenient access to local schools and a variety of amenities, making it a prime location for families and individuals alike. The property briefly comprises living room, kitchen, two bedrooms and house bathroom. One of the standout features of this property is its generous garden and off-road parking providing ample outdoor space. This large garden not only enhances the appeal of the home but also offers potential for future enhancements. With its strategic location and the benefit of a reliable tenant already in place, this property represents a sound investment opportunity. Whether you are looking to expand your portfolio or enter the property market, this house on Tennyson Avenue is certainly worth considering.



• END TERRACE PROPERTY • TWO BEDROOMS • LIVING ROOM • KITCHEN • THREE PIECE  
MODERN BATHROOM

### Entrance

Access via UPVC front door, one radiator and staircase to the first floor.

### Living room

With double glazed window to front, one radiator, laminate flooring and door to:

### Kitchen

Double glaze window to rear, matching wall and base units incorporating a stainless steel sink and drainer. Plumbing for washing machine, part tiled walls, integrated oven with hob and UPVC door leading to the rear garden.

### Landing

Providing access to upstairs accommodation with loft access point.

### Bedroom One

Double room with double glazed window to the front, one radiator and storage space.

### Bedroom Two

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

### Bathroom

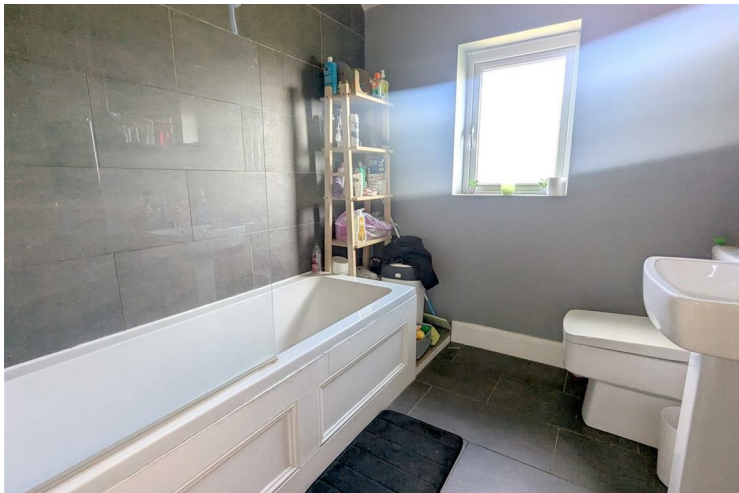
Three piece modern suite comprising WC, wash basin and bath with shower overhead, part tiled walls, frosted double glazed window and ceramic tiled flooring.

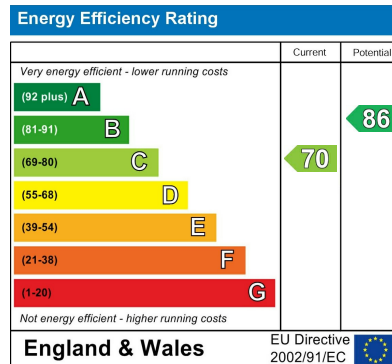
### External

The property benefits from having a driveway to the front, gated side access which leads to the rear where there is a large lawn garden, paved area and storage to the side of the property.



• OFF-ROAD PARKING • LARGE GARDEN • CLOSE TO GOOD SCHOOLS AND AMENITIES





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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