

Chapters



44 BECK ROAD
SOWERBY BRIDGE

£265,000
FREEHOLD

Welcome to this charming semi-detached house located on Beck Road in the picturesque town of Sowerby Bridge. This modern property, built in 2018, offers a delightful living space of 861 square feet, perfect for families or those seeking a comfortable home. As you enter, you will find an inviting living room that provides ample space for relaxation and entertaining. The well-designed layout ensures a seamless flow throughout the ground floor, making it ideal for both everyday living and hosting guests. The property boasts three spacious bedrooms, offering plenty of room for family members or guests, along with a well-appointed bathroom. One of the standout features of this home is the convenient parking available for two vehicles, a valuable asset in today's busy world. The location is particularly appealing, as it is situated close to scenic canal and river walks, allowing residents to enjoy the beauty of nature right on their doorstep. The community spirit in Sowerby Bridge is vibrant, making it a wonderful place to live and connect with neighbours. This new build property combines modern living with a sense of community, making it an excellent choice for anyone looking to settle in a welcoming environment. With its contemporary design and prime location, this home is sure to attract interest. Do not miss the opportunity to make this lovely house your new home.



• SEMI DETACHED PROPERTY • THREE BEDROOMS • LIVING ROOM • DINING KITCHEN • HOUSE BATHROOM, WC AND EN-SUITE

Entrance

Access via a composite front door with staircase to the first floor, radiator and door to:

Living Room

Cosy living space with double glazed window to the front, radiator and door to:

Kitchen Dining

Spacious, bright room with modern matching wall and base units incorporating a 1 1/2 stainless steel sink and drainer. Integrated appliances include double oven, gas hob and extractor hood. Fridge freezer, washer dryer and dishwasher. Under unit lighting, under stair storage space, radiator, double glazed window to the rear and double doors leading out to the rear garden.

WC

Downstairs cloakroom comprising WC, wash basin, radiator and part tiled walls.

First Floor

Landing with radiator and loft access point.

Bedroom One

Double bedroom with double doors opening to a Juliet balcony, fitted wardrobes, radiator and door to:

En-Suite

Comprising WC, wash basin and shower cubical. Frosted double glazed window, tiled walls and flooring, radiator and inset spot lighting.

Bedroom Two

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

Bedroom Three

With double glazed window to the rear and radiator.

Bathroom

Modern three piece suite comprising WC, wash basin and panelled bath. Tiled walls and flooring and extractor fan.

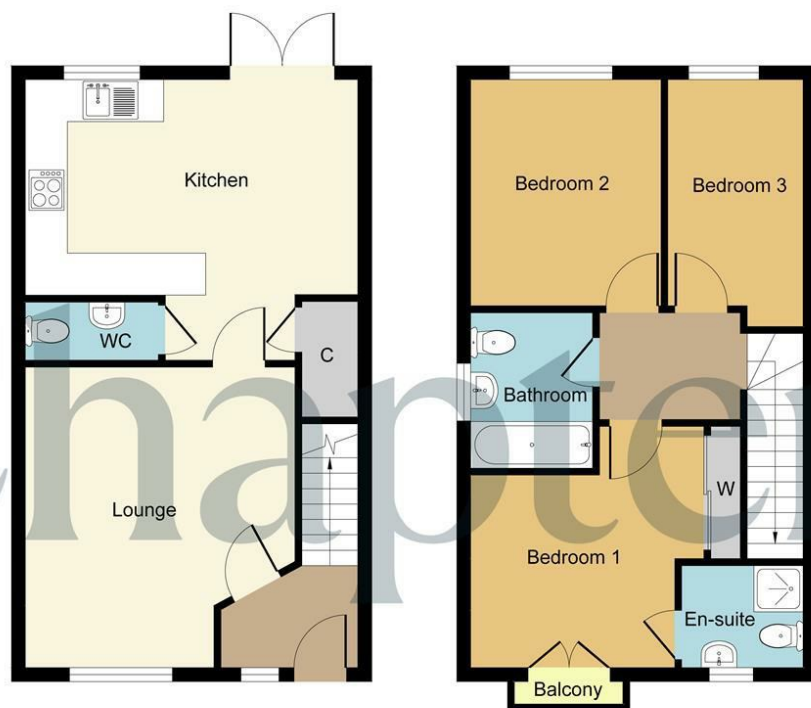
External

There is off-road parking for two vehicles to the front of the property and to the rear there is an enclosed private garden with paved patio seating area and artificial lawn garden. Gated access to the side of the property.



- POPULAR LOCATION • CLOSE TO GOOD SCHOOLS AND LOCAL AMENITIES • OFF-ROAD PARKING FOR TWO VEHICLES • ENCLOSED REAR GARDEN





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	83	
(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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