

# Chapters



**11 BELMONT STREET  
SOWERBY BRIDGE**

**£135,500  
FREEHOLD**

OPEN HOUSE AVAILABLE ON SATURDAY 8TH NOVEMBER BETWEEN 9am - 10am

Situated in the popular location of Sowerby Bridge, this is a mid-terraced and well maintained property on Belmont Street spanning 678 square feet set over three floors, this property is perfect for first time buyers and growing families. The house features spacious living room, kitchen with integrated appliances, two well-proportioned bedrooms and large family bathroom. The property includes a compact outside space and presents an excellent opportunity for those who seek a smaller space outdoors. Sowerby Bridge is known for its highly desirable location with easy access to several primary and secondary schools, local shops, cafes, and transport links, you will find everything you need within reach. This mid-terraced house is an ideal choice for first-time buyers, small families, or those looking to downsize. With its appealing features and prime location in the heart of Sowerby Bridge, do not miss the chance to make this property your new home.



• MID TERRACE PROPERTY • TWO BEDROOMS • SPACIOUS LIVING ROOM • KITCHEN • LARGE BATHROOM

### Living Room

Entering through a UPVC door brings you into the spacious living area, with a radiator, storage cupboard, double glazed window to the front of the property and gas fire place with surround. There is a door that leads to the staircase to the first floor. Door leading to:

### Kitchen

Matching wall and base units with plenty of cupboard storage space and splash backs, stainless steel sink and draining board and double glazed window to the rear of the property. There is a chrome heated radiator and integrated appliances such as hob, oven and extractor fan. There is plumbing for a washing machine and space for a fridge freezer. There is a UPVC door with access to the rear of the property.

### First Floor

First floor landing with doors leading to the first bedroom and family bathroom. Access to the next staircase leading to the second bedroom.

### Bedroom One

The large main bedroom has a radiator and a double glazed window to the front of the property and fitted wardrobes with mirrored doors.

### Bathroom

Three piece bathroom suite including low flush WC wash basin with tiled splash back and bath with overhead shower and glass shower screen. Inset spot lighting and laminate flooring.

### Bedroom Two

A second staircase takes you to the second bedroom which includes a Velux double glazed window, radiator and features original beams.

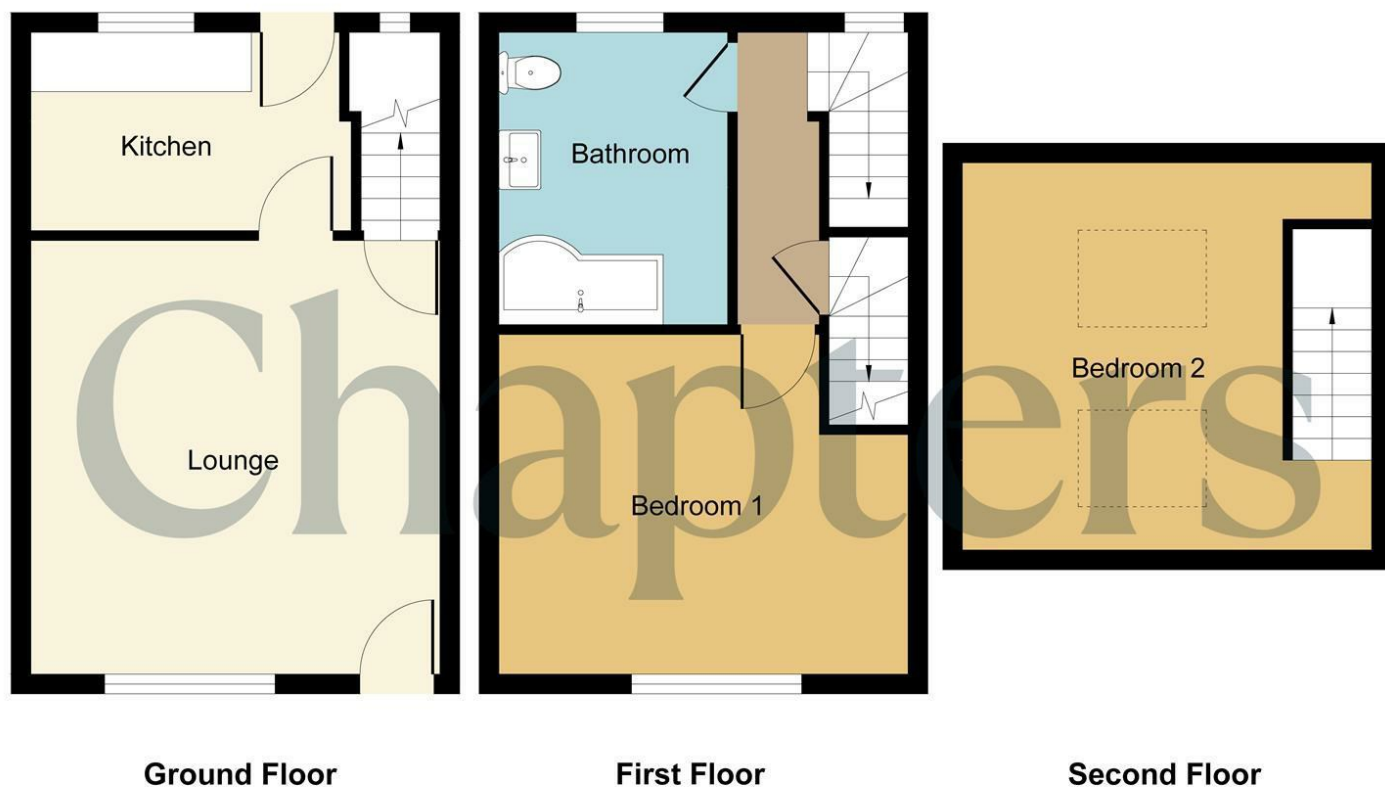
### External

To the rear of the property is a flagged sitting area with a small gate with access to the rear of the property. To the front of the property there is a fence with a walk way leading to the front door with a small flagged and pebbled area to the side.



• SET OVER THREE FLOORS • YARD TO THE REAR • NO ONWARD 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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| 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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