



## 12 DALE STREET SOWERBY BRIDGE

**£155,000  
FREEHOLD**

Situated in the charming area of Sowerby Bridge, this delightful mid-terrace house on Dale Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy retreat. When entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The property features a three piece bathroom and useful large cellar which part has been converted into a utility area which would make a good home office or studio and the other part provide useful storage. Externally the property benefits from a garage and an outdoor seating area. Sowerby Bridge is known for its picturesque surroundings and vibrant community, with a variety of shops, cafes, and recreational facilities nearby. This location not only provides a peaceful living environment but also offers the benefits of urban life. In summary, this mid-terrace house on Dale Street presents an excellent opportunity for those looking to settle in a welcoming neighbourhood. With its two bedrooms, inviting reception room, and convenient parking, it is a property that promises comfort and practicality in equal measure.



- MID TERRACE PROPERTY • TWO BEDROOMS • LIVING ROOM • LARGE KITCHEN DINING • THREE PIECE BATHROOM

### **Entrance**

Entering through a Upvc door leads into the living room.

### **Living Room**

A spacious and bright living room with a radiator, gas fire and surround, and double glazed window to the front of the property.

### **Kitchen**

Matching wall and base units with sink and draining board, space for a dishwasher, space for a freestanding oven and a radiator. Exposed wooden beams to the ceiling , double glazed window and Upvc door to the rear of the property, Open doorway leads to the cellar.

### **Cellar**

Stairs from the kitchen lead down into a large cellar. There are two separate rooms, one room is currently being used as a utility room which has plumbing for a washing machine, the other room is currently being used for storage.

### **First Floor Landing**

On the first floor landing there is a radiator and doors leading to the two bedrooms and the bathroom.

### **Bedroom One**

A spacious double bedroom with a double glazed window to the front of the property and a radiator.

### **Bedroom Two**

A single bedroom with a double glazed window to the rear of the property and a radiator.

### **Bathroom**

Three piece bathroom suite including WC, wash basin set to

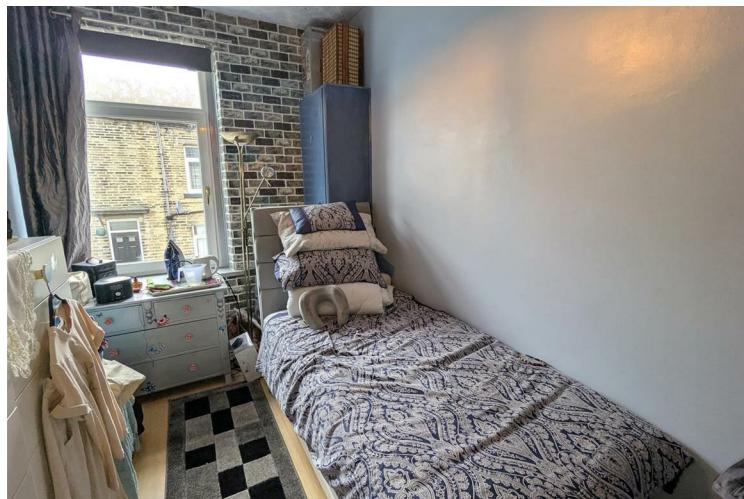
a vanity unit, and a bath with overhead shower. Fully tiled walls and flooring, and a frosted double glazed window to the rear of the property.

### **External**

To the front of the property there is a single garage and gated access leading to stairs that take you up to the front door of the property. On top of the garage there is a seating area with a metal railing surround.



• GARAGE • UTILITY ROOM AND STORAGE CELLAR • CLOSE TO SOWERBY BRIDGE TOWN CENTRE





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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