

Chapters



**30 ROOLEY HEIGHTS
SOWERBY BRIDGE**

**£110,000
FREEHOLD**

Nestled in Rooley Heights, Sowerby Bridge, this end terrace house presents a wonderful opportunity for those seeking a spacious family home. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space. One of the standout features of this home is the generous rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The property does require some modernisation, allowing you the chance to put your personal touch on it and create a space that truly reflects your style and needs. Additionally, the property includes parking for one vehicle. Rooley Heights is known for its community spirit and accessibility to local amenities, making it an attractive choice for potential buyers. This good-sized home, with its potential for improvement and lovely outdoor space, is a rare find in the market. Whether you are a first-time buyer or looking to invest, this property offers a fantastic canvas to create your dream home. Don't miss the chance to explore the possibilities that await you in this delightful residence.



• THREE BEDROOMS • SPACIOUS LIVING ROOM • GARDEN TO THE REAR • POPULAR LOCATION

Entrance

Entering through a Upvc door into the property with doors leading to the kitchen and the living room.

Kitchen

A good sized kitchen with matching wall and base units, double glazed window to the front and the rear of the property and radiator. Door leads to the rear entrance which has understair storage space and UPVC door to the rear garden.

Living Room

A spacious living room with double glazed windows to the front and the rear of the property, radiator and door leads to the rear entrance porch.

First Floor Landing

The first floor landing has radiator and doors leading to the three bedrooms and bathroom.

Bedroom One

Double bedroom with double glazed window the front of the property, built on storage cupboards, loft access point, and radiator.

Bedroom Two

Double bedroom with double glazed window to the front of the property, and radiator.

Bedroom Three

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

Bathroom

The bathroom comprises of bath, overhead electric shower,

wash basin, frosted double glazed window, built in storage cupboards, and radiator.

WC

There is a separate WC with double glazed frosted window.

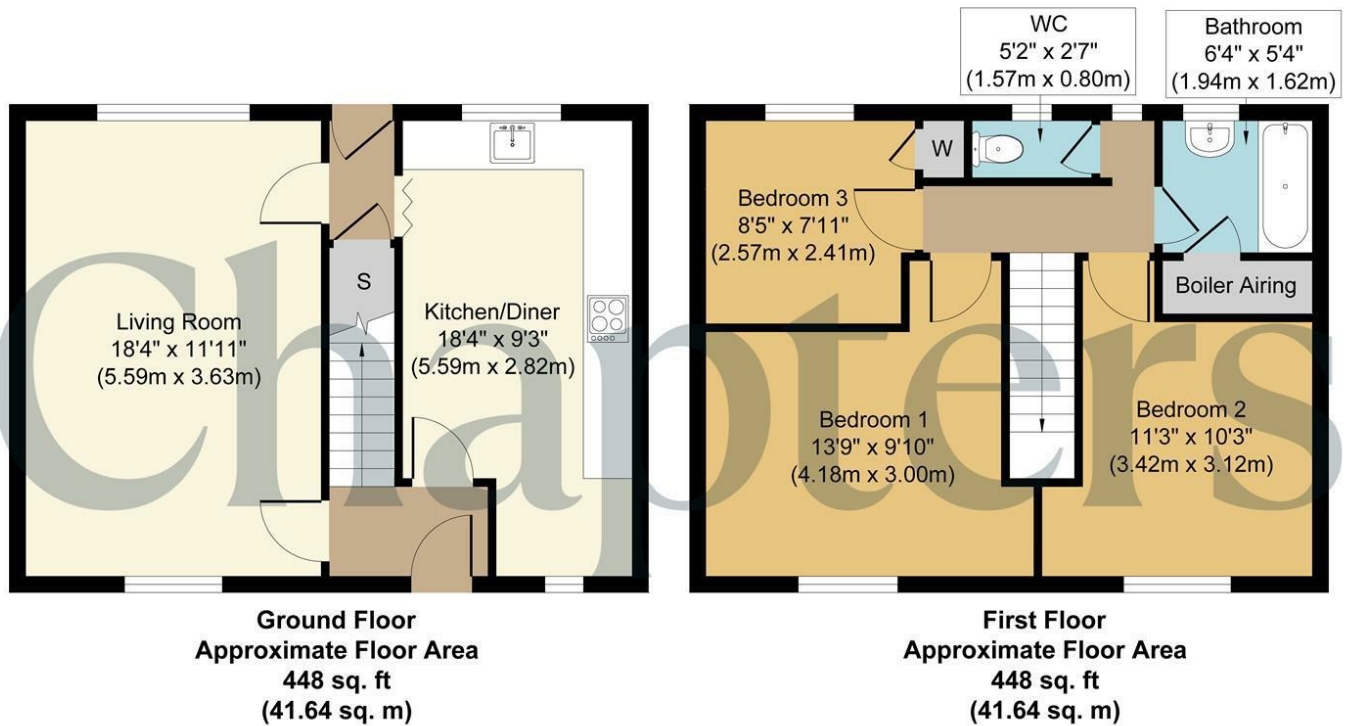
External

To the front of property there is a driveway and small lawned area. To the rear of the property there is a spacious garden with lawned garden.

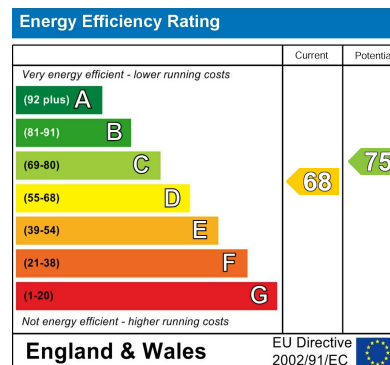


- GOOD SIZED KITCHEN • DRIVEWAY • COUNCIL TAX BAND A • CLOSE TO LOCAL SCHOOLS AND AMENITIES • POSSIBLE INVESTMENT OPPORTUNITY





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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Chapters
40 Wharf Street
Sowerby Bridge
HX6 2AE

01422 652 317
hello@chaptersgroup.co.uk
<https://chaptersgroup.co.uk/>

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