

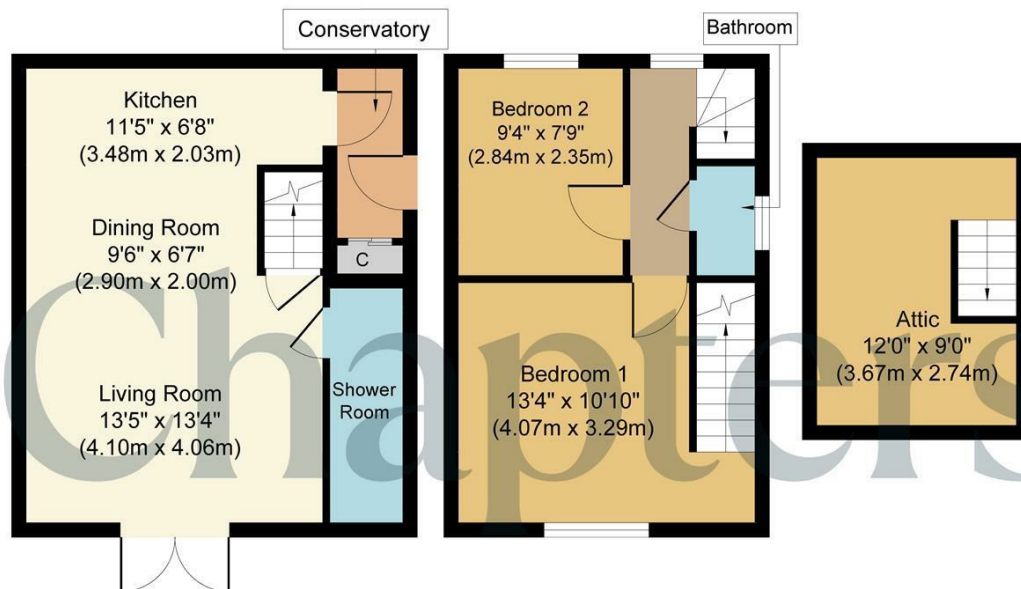


78 HALIFAX ROAD SOWERBY BRIDGE, HX6 3HW

£290,000
FREEHOLD

Located in the highly desirable area of Ripponden, this semi detached house offers a fantastic opportunity to purchase this beautifully presented home. With two well proportioned bedrooms, this property is ideal for families, couples, or individuals looking for their next home. There is a spacious open plan living dining room with feature multi fuel stove perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The property has two bedrooms, one of which has a further attic room providing extra storage space, making this an ideal property for a number of different buyers. The location is particularly advantageous, with excellent schools nearby, The surrounding area offers a delightful community spirit, with local amenities and parks all in walking distance. In summary, this semi-detached house on Halifax Road presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. With its appealing features and proximity to essential services, it is a property not to be missed.

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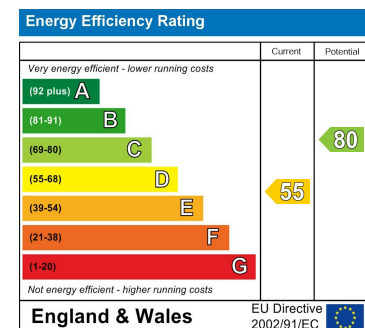


Ground Floor
 Approximate Floor Area
 347 sq. ft
 (32.20 sq. m)

First Floor
 Approximate Floor Area
 273 sq. ft
 (25.35 sq. m)

Second Floor
 Approximate Floor Area
 108 sq. ft
 (10.05 sq. m)

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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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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