



## 4 WEST PARADE SOWERBY BRIDGE

£120,000  
FREEHOLD

Nestled in the charming area of West Parade, Sowerby Bridge, this delightful stone-built mid-terrace house presents an excellent opportunity for those looking to create their dream home. With two well-proportioned bedrooms and a comfortable reception room, this property offers a perfect canvas for modern living.

The house is situated in a desirable location, known for its friendly community and convenient amenities. On-street parking is available, providing ease of access for residents and visitors alike. While the property requires some modernisation, this allows for the new owner to personalise the space to their taste and style.

This home is ideal for first-time buyers, small families, or investors seeking a property with potential. With its characterful stone exterior and the promise of a welcoming interior, this house is a wonderful opportunity to invest in a vibrant area of Sowerby Bridge. Don't miss the chance to transform this property into a stunning residence that reflects your individual flair.





• TWO BEDROOMS • STORAGE CELLAR • STONE BUILT MID TERRACE • OUTDOOR SEATING AREA

### Entrance Porch

Entering through a Upvc door into the entrance porch with windows to three sides, door lading to:

### Living Room

Spacious living room with double glazed window to the front, gas fire and radiator.

### Kitchen

Matching wall and base units, Intergraded appliances such as oven and extractor hood, plumbing for washing machine and space for fridge freezer, double glazed window to the front and door leading to the storage cellar.

### Cellar

Storage cellar with power, lighting, and fitted radiator.

### First Floor Landing

Stairs leading from the living room to the first floor landing and doors leading to:

### Bedroom One

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

### Bathroom

Three piece bathroom suite including, bath with overhead electric shower, washing basin and WC, double glazed frosted window to the front and radiator.

### Second Floor

### Bedroom Two

Spacious double bedroom with Velux window and radiator, the bedroom has been divided into two with a stud wall,

the second half of the room with potential as a further study.

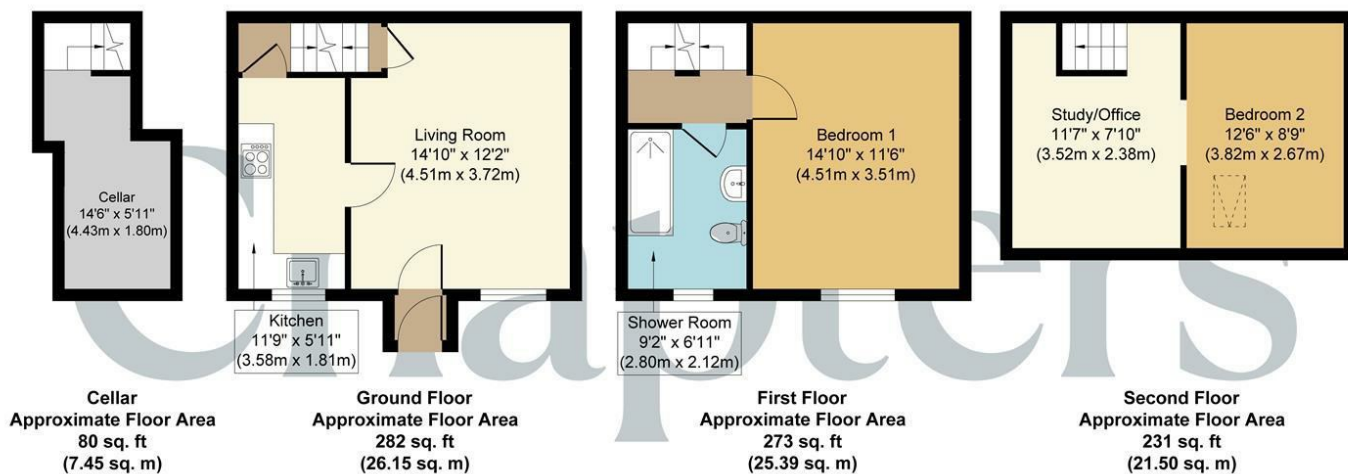
### External

To the front of the property there is a low maintenance flagged seating area and on street parking.



- ON STREET PARKING • CLOSE TO LOCAL SCHOOLS AND AMENITIES • DESIRABLE LOCATION • GREAT TRANSPORT LINKS





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		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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# Chapters