

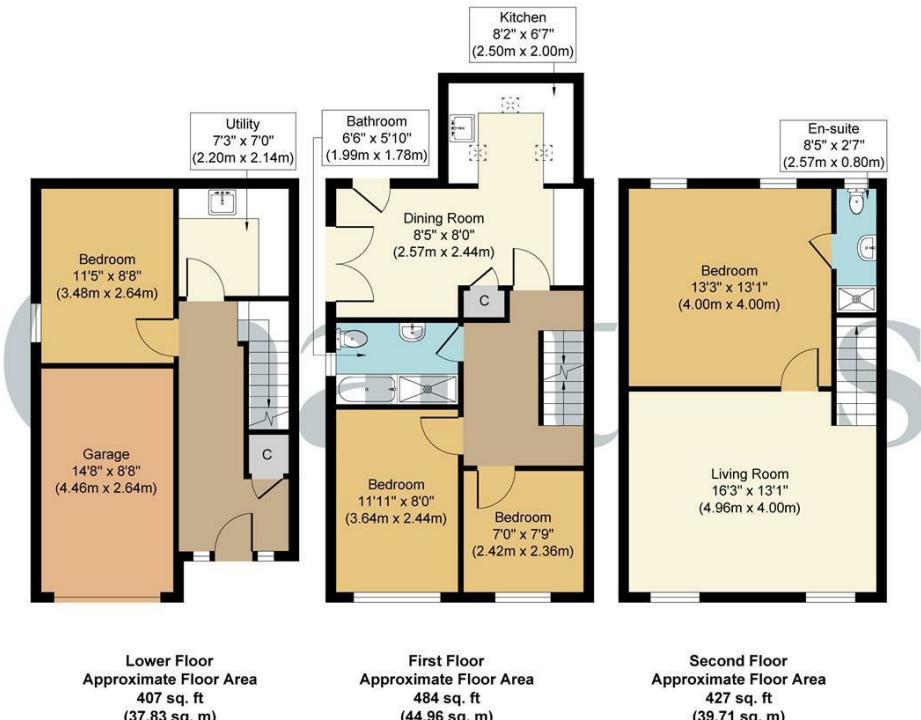


## WOOD BANK BROCKWELL LANE SOWERBY BRIDGE, HX6 3PQ

£330,000  
FREEHOLD

Nestled in the charming area of Sowerby Bridge, this delightful four bedroom semi detached house on Brockwell Lane offers a perfect blend of comfort and modern living. The property boasts an inviting open plan kitchen and dining room, ideal for family gatherings and entertaining guests. Additionally, and separate utility room. With four bedrooms, this home provides ample space for families or those seeking extra room for guests or a home office and the two bathrooms ensure convenience for growing families. One of the standout features of this property is the stunning views over the valley, which can be enjoyed from various points within the home. The integral garage and off road parking add to the appeal, providing secure and convenient parking options. Situated in a desirable location, this house is not only a comfortable residence but also a wonderful opportunity to enjoy the scenic beauty and community spirit that Sowerby Bridge has to offer. This property is a must see for anyone looking to settle in a vibrant and welcoming neighbourhood.

# Chapters



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	77	80
(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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