



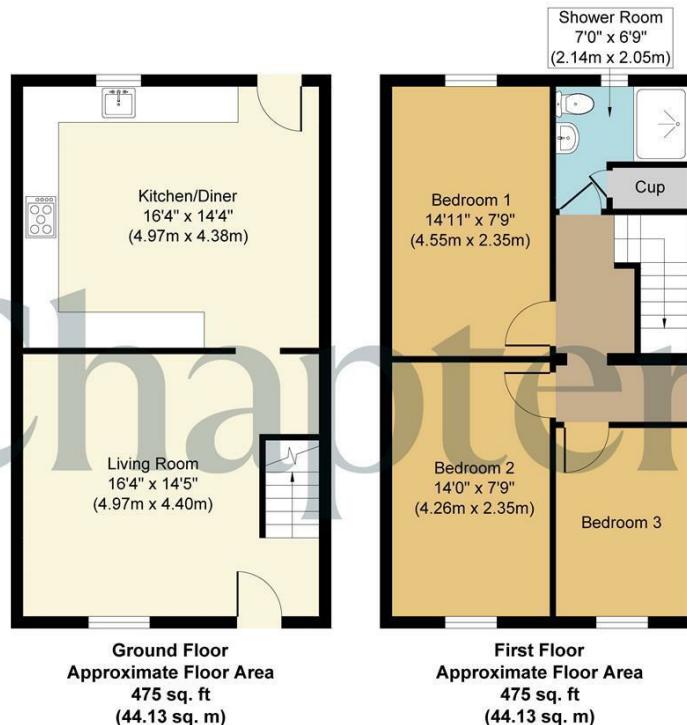
19 EAST PARADE SOWERBY BRIDGE, HX6 2BH

**£165,000
FREEHOLD**

Situated in the area of East Parade, Sowerby Bridge, this delightful house with no onward chain presents an excellent opportunity for those seeking a ready to move into home. Boasting three spacious double bedrooms, this property is perfect for families or individuals looking for extra space. Having undergone a comprehensive renovation, the house features modern enhancements throughout, including new windows and doors that not only improve energy efficiency but also add to the aesthetic appeal. A new boiler ensures that you will enjoy warmth and comfort during the colder months. The property benefits from on street parking, providing convenience for residents and visitors alike. Its desirable location means you are just a stone's throw away from local schools and a variety of amenities. This home is a true gem in Sowerby Bridge, combining modern living with a welcoming community atmosphere. Whether you are a first time buyer or looking to settle into a new family home, this property is sure to meet your needs. Do not miss the chance to make this beautifully renovated house your new home.

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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		78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	67	
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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