



21 Margate Street, Sowerby Bridge, HX6 1DZ

Offers Around £137,500

- : Popular & Convenient Location
- : Spacious Lounge
- : 2 Double Bedrooms
- : Easy Access to Sowerby Bridge
- : Realistically Priced
- : Traditional Stone Built Terraced Property
- : Modern Spacious Dining Kitchen
- : uPVC Double Glazing & Gas Central Heating
- : Ideal For First Time Buyer or Property Investor
- : Viewing Strongly recommended



## 21 Margate Street, Sowerby Bridge HX6 1DZ

Situated in this extremely popular and convenient residential location, lies this traditional stone-built back-to-back terraced residence, providing well-presented two-bedroom accommodation arranged over four floors.

The property briefly comprises of an entrance vestibule, lounge, dining kitchen, 2 double bedrooms and a bathroom.

The property offers excellent access to the local amenities of Sowerby and Sowerby Bridge, together with ease of access to the Trans Pennine road and rail network and the business centres of Manchester and Leeds.

The property will be of special interest to the first-time buyer or property investor, and an early inspection is strongly recommended.



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Council Tax Band: A



### ENTRANCE VESTIBULE

uPVC double glazed front entrance door opens into the entrance vestibule featuring a corniced ceiling and a radiator with decorative cover.

From the entrance hall, a door opens into the lounge.

### LOUNGE

15'10" x 14'9"

The lounge features a stone inglenook fireplace set to the chimney breast with a tiled hearth. There is a uPVC double glazed window to the front elevation, a corniced ceiling with matching centre rose, one double radiator, a television point, and a fitted carpet.

From the lounge, a door opens to stone steps leading down to the lower ground floor dining kitchen

### DINING KITCHEN

18'7" x 14'4"

The dining kitchen is fitted with a range of modern wall and base units incorporating matching work surfaces. There is a stainless steel single drainer sink unit with mixer tap, a four ring gas hob with extractor fan over, and a fitted electric oven and grill. Plumbing is provided for an automatic washing machine and a dishwasher. The kitchen is tiled around the work surfaces with a complementary colour scheme to the remaining walls, inset spotlights to the ceiling, and a matching floor covering. A UPVC double glazed window overlooks the front elevation, together with one double radiator. An under-stairs cupboard provides useful storage facilities. A uPVC double glazed door opens onto the front yard.

From the Lounge door opens to stairs with fitted carpet leading to the

### LANDING

With Fitted carpet.

from the landing door opens to

### BEDROOM ONE

11'2" x 11'10"

This double bedroom has a uPVC double glazed window to the front elevation, one double radiator, and a solid wood floor. A useful under-stairs cupboard provides wardrobe and storage facilities.

from the landing door to the

### BATHROOM

Fitted with a modern white three-piece suite comprising pedestal wash basin, low flush W/C, and panelled bath with mixer shower tap. The bathroom is tiled around the suite with a complementary colour scheme to the remaining walls. There is a uPVC double glazed window to the front elevation and a chrome heated towel rail/radiator.

from the landing stairs with fitted carpet lead to

### BEDROOM TWO

19'1" x 12'7"

This spacious bedroom features a dormer uPVC double glazed window to the front elevation extending to ceiling height. There is one double radiator and a fitted carpet.

### GENERAL

The property is constructed of stone and surmounted by a blue slate roof. It benefits from all main services including gas, water, and electricity, together with the added advantage of uPVC double glazing and gas central heating. The property is Freehold and is in Council tax band A.

### EXTERNAL

To the front of the property is a small stone-flagged yard.



## Directions

## Viewings

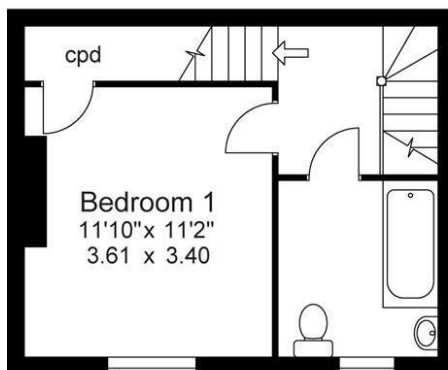
Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

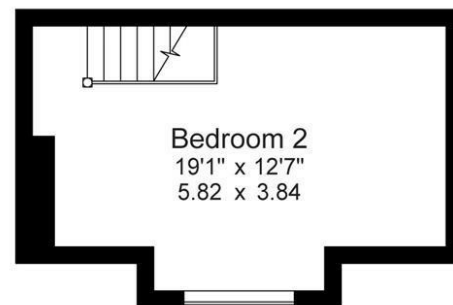
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

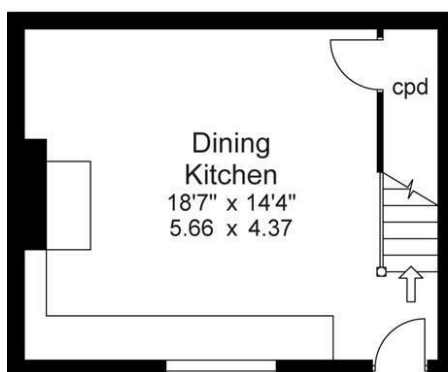
Approx Gross Floor Area = 1046 Sq. Feet  
= 97.2 Sq. Metres



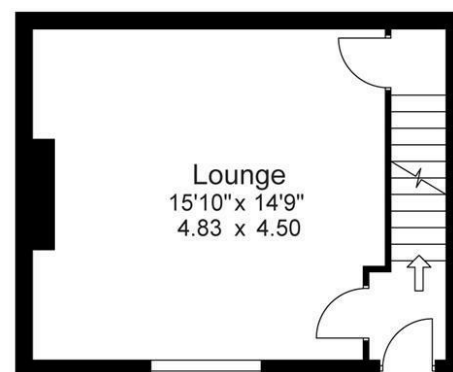
First Floor



Second Floor



Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.