

Chapters

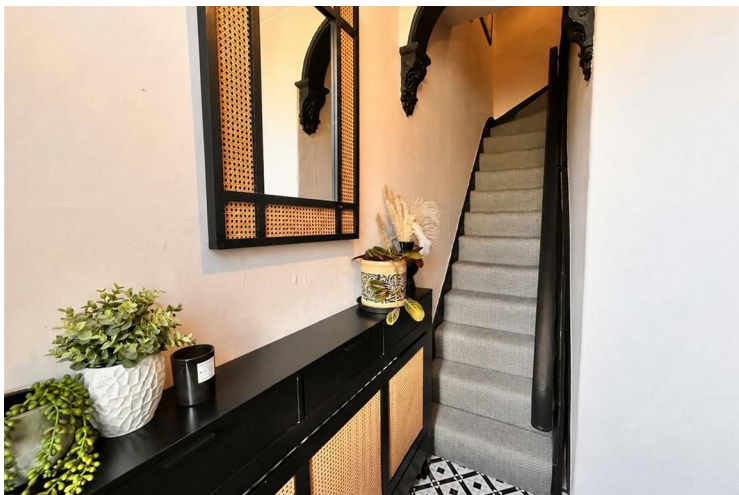


26 BOSTON STREET SOWERBY BRIDGE

£145,000

Located on Boston Street in Sowerby Bridge, this two-bedroom stone-built terraced house has been fully renovated and offers well-presented accommodation that is well suited to first-time buyers.

The property features a spacious dining kitchen, providing plenty of room for both everyday living and dining. The renovation has created a modern interior while retaining the character of the original stone-built property. Situated in a popular residential area, the house is conveniently located for local schools, shops, and other amenities, with good access to the centre of Sowerby Bridge and surrounding transport links. Offering a practical layout and updated accommodation throughout, this property presents a good opportunity for buyers looking for a move in ready home. Don't miss the opportunity to make this house your home, contact us today to arrange a viewing.



• TWO DOUBLE BEDROOMS • FULLY RENOVATED THROUGHOUT • GOOD SIZED DINING KITCHEN

Entrance

Accessed via a composite entrance door, the welcoming entrance hallway features a radiator, an attractive period archway, staircase rising to the second floor, and provides access to:

Living Room

Spacious living room with a double glazed window to the front elevation, feature fireplace incorporating an electric fire, decorative ceiling rose, and door leading to:

Kitchen Dining Room

Good sized dining kitchen fitted with a range of matching wall and base units complemented by tiled splashbacks. Integrated appliances include an oven, gas hob, extractor hood, and dishwasher, together with a stainless steel sink and drainer. There is space for a fridge freezer, plumbing for a washing machine, and ample room for a large dining table and chairs. Additional features include inset spotlights, a cupboard housing the boiler, a radiator, and a uPVC door providing access to the rear garden.

Second Floor

Bedroom One

Double bedroom with a double glazed window to the front elevation, a walk-in wardrobe, space for freestanding furniture, and a radiator.

Bathroom

Three-piece bathroom suite comprising a panelled bath with shower over and glazed shower screen, low flush WC, and wash hand basin. Fully tiled walls, frosted double glazed window to the front elevation, extractor fan, and radiator.

Third Floor

Bedroom Two

Double bedroom with a Velux window, space for freestanding furniture, inset spotlights, and a radiator.

External

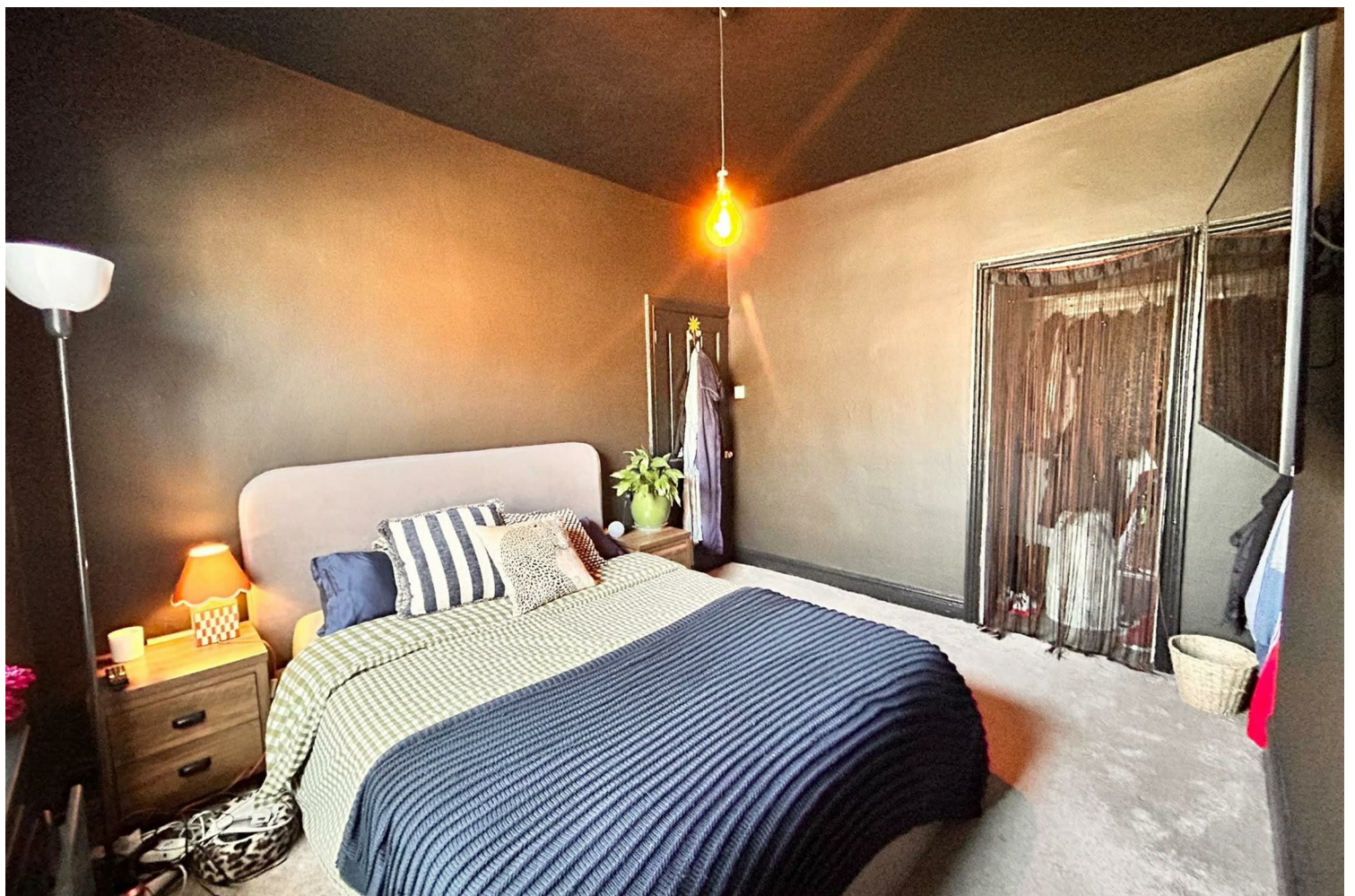
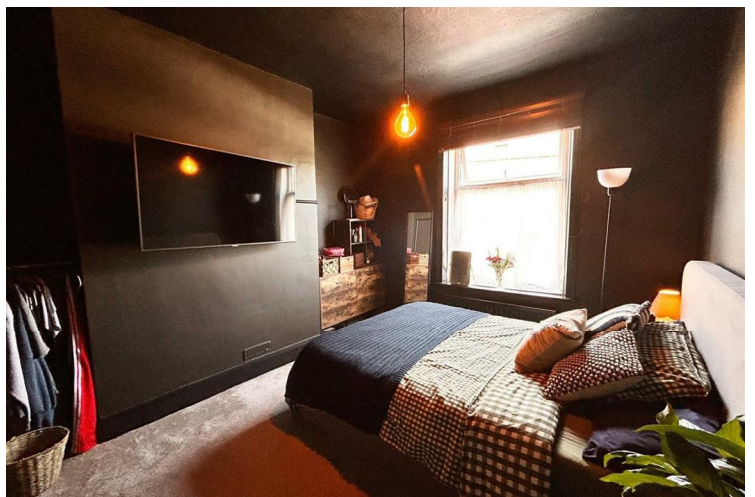
To the front of the property is a flagged patio seating area with steps leading up to a gated access onto the pavement. The area also benefits from two storage sheds, one of which has an external tap and power supply. On-street parking is available on the street.



- CLOSE TO LOCAL SCHOOLS AND AMENITIES • GOOD TRANSPORT LINKS • COUNCIL TAX BAND A • SET OVER THREE FLOORS • STONE BUILT TERRACED PROPERTY



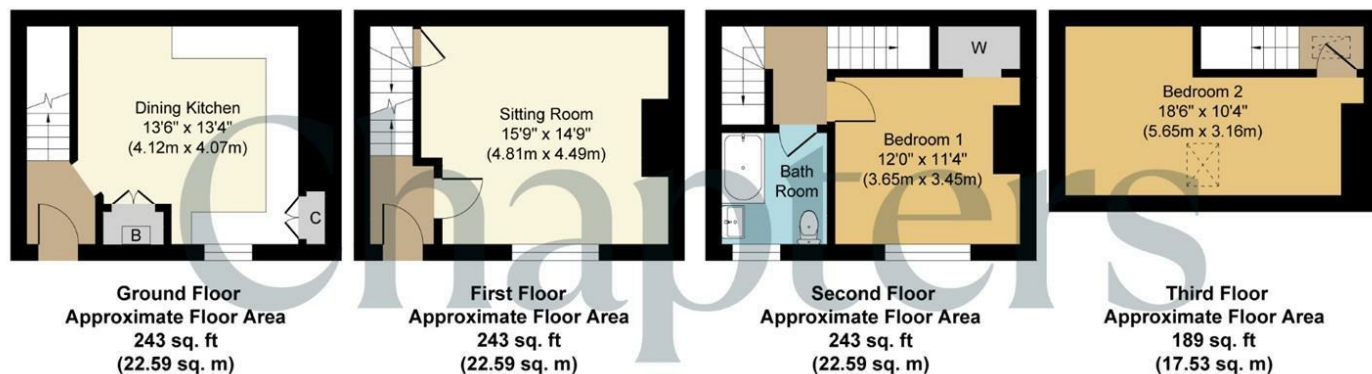




Additional Information

Local Authority - Calderdale
 Council Tax - Band A
 Viewings - By Appointment
 Only

Floor Area - sq ft
 Tenure -



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		
(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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