

Chapters



**50 BECK ROAD
SOWERBY BRIDGE**

**£150,000
LEASEHOLD**

Situated on the sought-after Beck Road, this beautifully presented two-bedroom ground floor apartment offers stylish, low-maintenance living in a highly desirable location. Positioned close to the canal, the property enjoys a peaceful setting while benefitting from excellent transport links and convenient access to local amenities. The apartment also includes an allocated parking space directly in front of the property, with two additional visitor spaces to the side. The accommodation comprises a bright and spacious open-plan living area, ideal for both relaxing and entertaining. There are two well-proportioned bedrooms, with the second offering flexibility as a guest room, home office or nursery, alongside a modern family bathroom. The property is available to purchase outright at £150,000 or on a shared ownership basis at 50%, with a purchase price of £75,000. The shared ownership option is offered in partnership with Heylo Housing and is subject to eligibility criteria, including first-time buyer status and a maximum household income of £80,000 per annum. Further criteria apply; interested parties are advised to contact the selling agent for full details. This home will appeal to first-time buyers, downsizers and investors alike, offering a great combination of comfort, convenience and location. Early viewing is highly recommended.



• TWO BEDROOM GROUND FLOOR APARTMENT • DESIRABLE LOCATION • CLOSE TO LOCAL SCHOOLS AND AMENITIES

Entrance

A welcoming entrance hallway providing access to the ground-floor apartment, with the added benefit of useful built-in storage. The hallway leads through to the impressive open-plan kitchen and dining area. Additional storage is available in the entrance hallway.

Kitchen Living area

Designed with modern living in mind, this spacious open-plan room seamlessly combines the kitchen, dining and lounge areas, creating a bright and sociable environment, ideal for both everyday living and entertaining.

The contemporary kitchen is fitted with a range of matching wall and base units, complemented by generous worktop space and a central breakfast bar incorporating the gas hob. Integrated appliances include a fridge freezer, oven, extractor hood and dishwasher, offering both style and practicality.

Double-glazed windows allow plenty of natural light to fill the room, enhancing the bright and airy feel. There is ample space for a dining table and chairs, with the versatile layout providing flexibility to arrange the living area to suit a variety of lifestyles.



Bedroom One

****Bedroom One****

A well-proportioned double bedroom featuring a double-glazed window and a radiator. The room offers ample space for a bed and a range of bedroom furnishings, making it a versatile and inviting bedroom.

Bedroom Two

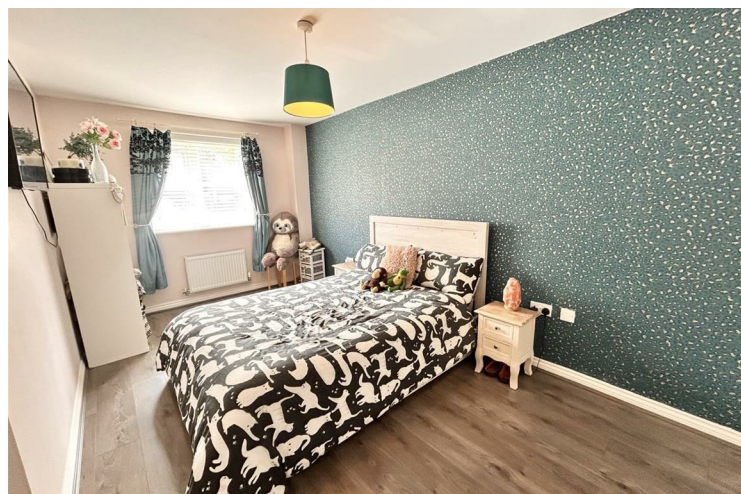
A single bedroom currently utilised as a home office, featuring a double-glazed window and a radiator. The room offers a flexible space suitable for a variety of uses.

Bathroom

The bathroom is fitted with a three-piece suite comprising a panelled bath with overhead shower, low-level WC and wash hand basin. The space is well presented and finished to a modern standard, offering everything required for everyday use.

External

The property benefits from an allocated parking space directly in front, with two additional visitor spaces conveniently located to the side. Just a stone's throw away, the canal offers a pleasant setting for walks and leisure.



- GOOD TRANSPORT LINKS • WELL PRESETNED AND SPACIOUS • COUNCIL TAX BAND A • CLOSE TO THE CANAL • READY TO MOVE INTO



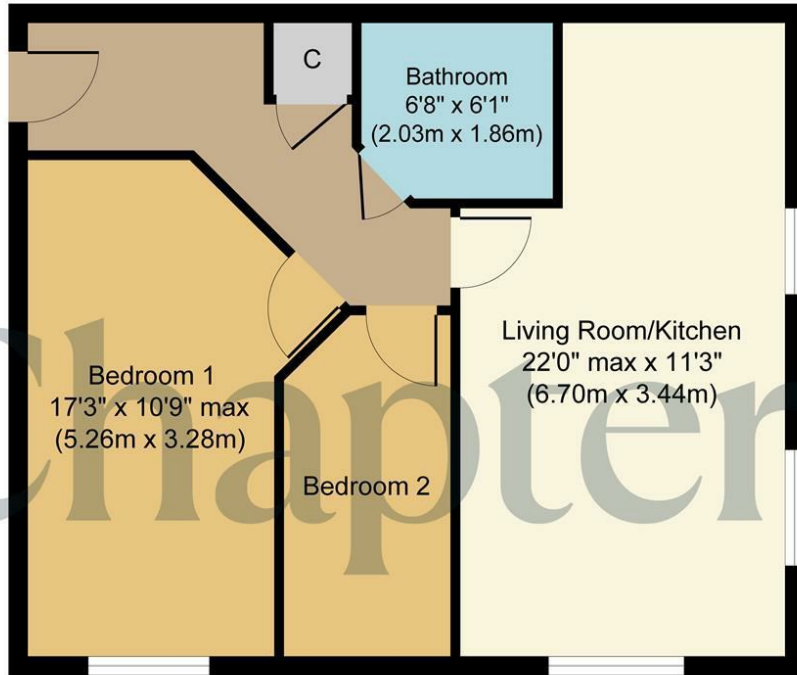




Additional Information

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

Floor Area - sq ft
Tenure - Leasehold



Approximate Floor Area
579 sq. ft
(53.80 sq. m)

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	84	84
(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

Chapters
 40 Wharf Street
 Sowerby Bridge
 HX6 2AE

01422 652 317
 hello@chaptersgroup.co.uk
 https://chaptersgroup.co.uk/

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