Chapters



8 BATES AVENUE
SOWERBY BRIDGE

£165,000
FREEHOLD

A well-proportioned three-bedroom property, immaculately presented throughout, offering spacious accommodation including a generous living room and large kitchen/dining room with ample space for family living. The property benefits from three bedrooms, a family bathroom and a fully boarded loft, providing valuable additional storage space and further versatility. Externally, there is a good-sized rear garden with a flagged patio area, along with attractive outdoor space to the front. Further features include a brand-new boiler with a 10-year guarantee and recently fitted soffits and facias. The property is available with no onward chain and is conveniently located close to local amenities and transport links. Don't miss the chance to view this fantastic property!





• THREE BEDROOM PROPERTY • SEMI DETACHED • IMMACULATELY PRESENTED THROUGHOUT

Entrance

Accessed via a uPVC entrance door, the hallway features a radiator, stairs leading to the first floor landing and a door providing access to the living room.

Living Room

A spacious and well-proportioned living room featuring an electric fire with attractive feature surround. Double glazed window to the front elevation providing natural light, radiator and door leading through to the kitchen/dining room.

Kitchen Dining Room

A large and spacious kitchen/dining room fitted with a range of matching wall and base units, complemented by tiled splashbacks. The kitchen benefits from an integrated electric hob, double oven and extractor hood, stainless steel sink with drainer, space for an under-counter fridge, together with plumbing for a washing machine and dishwasher. There is a double glazed window to the rear elevation, a further double glazed window to the side and a uPVC door to the side providing access to the rear of the property. Further benefits include a radiator, useful built-in storage cupboards and under-stairs storage housing a brand-new boiler, which comes with a 10-year guarantee. There is also ample space for a dining table and chairs.

First Floor Landing

The landing provides access to three bedrooms and the family bathroom, with a loft hatch opening to a fully boarded loft space, complete with a convenient drop-down ladder and lighting, providing excellent additional storage space.

Bedroom One

A spacious double bedroom featuring a double glazed window to the front elevation, radiator and a range of built-in wardrobes and cupboards providing useful storage space.

Bedroom Two

A good-sized double bedroom featuring a double glazed window to the rear elevation, enjoying pleasant views over the valley, together with a radiator.

Bedroom Three

A well-proportioned bedroom featuring a double glazed window to the front elevation, radiator and useful built-in shelving units.





• IDEAL FOR FIRST TIME BUYERS OR FAMILIES • CLOSE TO LOCAL SCHOOLS AND AMENITIES • AVAILABLE WITH NO ONWARD CHAIN

Bathroom

The bathroom features fully tiled walls, a frosted double glazed window to the rear elevation, wash basin set within a vanity unit, WC, heated towel radiator and bath with overhead shower.

External

To the rear of the property is a large lawned garden with a flagged patio area, providing space for outdoor seating and entertaining. The patio continues around the side of the property, providing access through to the front. To the front is a low-maintenance flagged area with steps leading up to the on-street parking, together with two smaller lawned areas. The front also benefits from gated access, mature shrubs and established hedging.

Anti-Money Laundering

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.





• COUNCIL TAX BAND A • GOOD TRANSPORT LINKS • ON STREET PARKING • GOOD SIZED GARDENS FRONT AND REAR



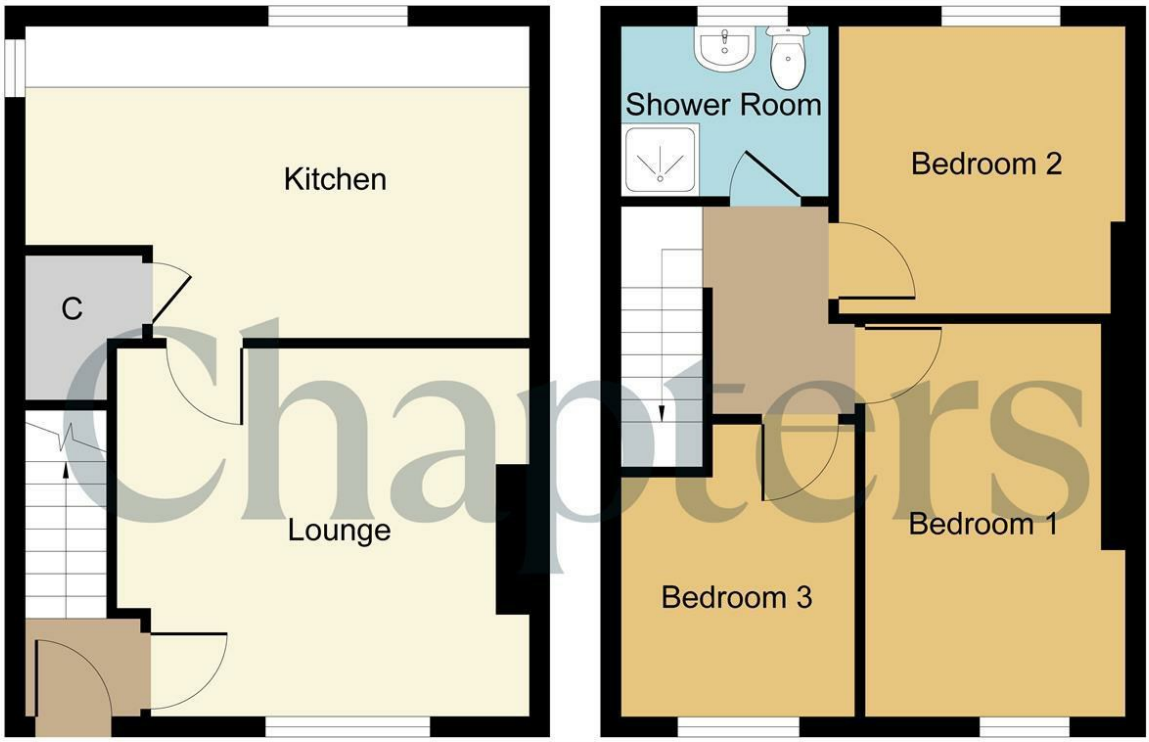






Additional Information

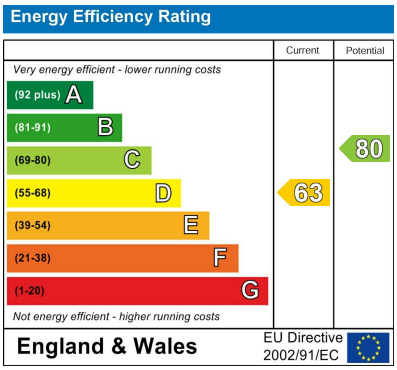
Local Authority	-	Calderdale	**Floor Area**	-	sq ft
Council Tax	-	Band A	**Tenure**	-	Freehold
Viewings	-	By Appointment Only			



Ground Floor **First Floor**

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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