

# Chapters



## 6 CORONATION TERRACE SOWERBY BRIDGE

£180,000  
FREEHOLD

Located in the area of Coronation Terrace, Ripponden, this delightful three bedroom terraced house offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for both relaxation and entertaining guests. With three well proportioned bedrooms, there is ample space for families or those seeking a home office. The house features a well appointed bathroom, and one of the standout features of this property is the large garden, providing a fantastic outdoor space. The off road parking adds to the convenience, making it convenient to park.

Situated in the desirable location of Ripponden, this home benefits from a friendly community atmosphere and easy access to local amenities. The property is available with no onward chain, allowing for a smooth and straightforward purchase process. This charming terraced house is an excellent opportunity for those looking to settle in a welcoming neighbourhood while enjoying the comforts of modern living. Don't miss the chance to make this lovely house your new home.



• THREE BEDROOM TERRACED PROPERTY • LARGE GARDEN • OFF ROAD PARKING • AVAILABLE WITH NO ONWARD CHAIN

## Entrance

Entering through a Upvc door into the entrance hallway, with stairs to the first floor landing and doors to:

## Living Room

Spacious living room with double glazed window to the front of the property, electric fire with surround and radiator.

## Kitchen Dining Room

The kitchen has matching wall and base units, tiled splash backs and integrated appliances such as, oven, gas hob and overhead extractor hood. There is space for a fridge freezer, plumbing for a washing machine, stainless steel sink with draining board and double glazed window to the rear of the property. There is space for a dining table and chairs, a Upvc door and double glazed window to the rear and a radiator.

## First Floor Landing

The first floor landing has inset spot lighting and doors leading to:

## Bedroom One

Double bedroom with wall lighting, built in clothing

rails, double glazed window to the front and radiator.

## Bedroom Two

Double bedroom with double glazed window to the rear and radiator.

## Bedroom Three

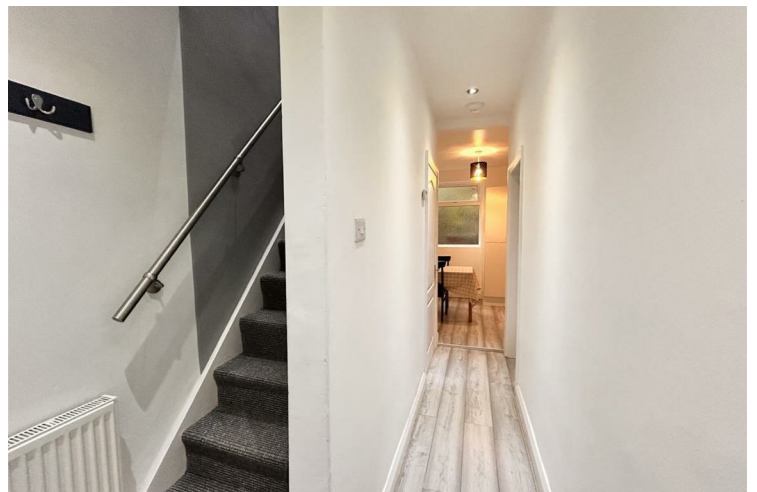
Single bedroom with with double glazed window to the rear and radiator.

## Bathroom

Three piece bathroom suite including, bath with over head shower and glass shower screen, WC, and wash basin. Tiled walls, extractor fan and heated towel radiator.

## External

To the front there is off road parking for one car and steps leading to a decked seating area and further flagged and pebbled area upto the entrance of the property. To the rear there are steps leading to a lawned garden with a further tiered lawn extending into banked woodland.



• READY TO MOVE INTO • FANTASTIC TRANSPORT LINKS • CLOSE TO LOCAL SCHOOL AND AMENITIES • DESIRABLE LOCATION



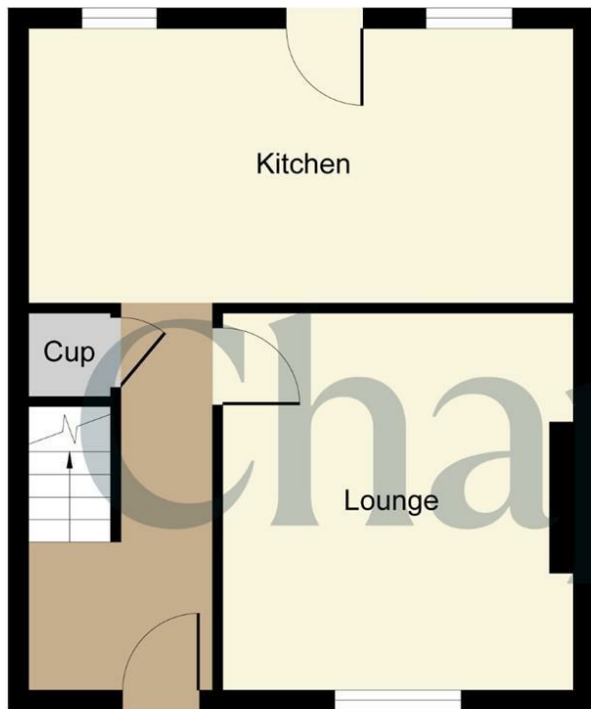




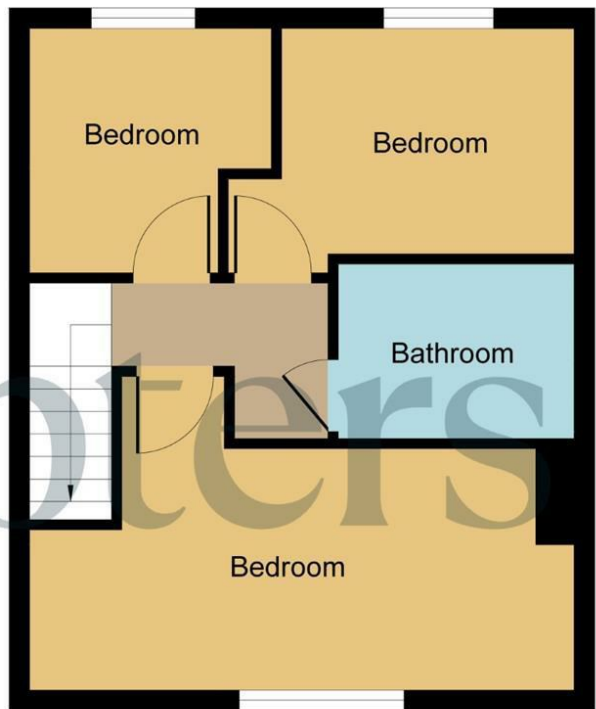
## Additional Information

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

Floor Area - sq ft  
Tenure - Freehold



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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