

Chapters



31 FRIENDLY AVENUE SOWERBY BRIDGE

£210,000

Situated on Friendly Avenue in Sowerby Bridge, this three-bedroom property offers an excellent opportunity for first-time buyers, families, or investors looking to put their own stamp on a home.

The accommodation comprises a spacious reception room, three well-proportioned bedrooms, a kitchen, and a family bathroom. While the property would benefit from a programme of modernisation, it offers plenty of potential for improvement and personalisation. Externally, the property benefits from a generous rear garden, providing ample outdoor space, together with a low-maintenance front seating area.

Conveniently located within easy reach of local amenities, schools, and transport links, the property is well placed for access to Sowerby Bridge and the surrounding areas. Offering well-proportioned accommodation and scope to add value, this property presents an excellent opportunity for buyers seeking a home they can update to suit their own tastes and requirements.



• THREE BEDROOM PROPERTY • GOOD LOCATION • WELL PRESENTED
THROUGHOUT • LARGE GARDEN FRONT AND REAR

Entrance

The property is entered via a uPVC front door into the entrance hallway, featuring a radiator, a frosted double glazed window to the front elevation, and a staircase rising to the first-floor landing and doors leading to:

Living Room

A spacious living room featuring a gas fire, a double glazed bay window to the front elevation, and a radiator.

Kitchen Dining Room

A spacious open plan kitchen/dining room. The kitchen is fitted with a matching range of wall and base units incorporating a stainless steel sink with drainer. There is provision for a freestanding gas cooker with an overhead extractor hood, plumbing for a washing machine, space for a freestanding dishwasher, and an under-counter fridge. The kitchen also houses a newly fitted boiler and benefits from a frosted double glazed window to the rear, a uPVC door providing access to the rear garden, and a breakfast bar providing additional workspace and seating. The dining area offers ample room for a large dining table and chairs, along with space for a freestanding fridge freezer.

Additional features include a double glazed window to the rear elevation, radiator, useful storage cupboard, and built-in shelving.

First Floor Landing

The first-floor landing benefits from a frosted double glazed window to the side elevation, inset spot lighting, and doors leading to:

Bedroom One

A double bedroom featuring a double glazed window to the front elevation, built-in wardrobes, and a radiator.

Bedroom Two

A double bedroom featuring a double glazed window to the rear elevation, a radiator, and ample space for freestanding furniture.

Bedroom Three

A bedroom featuring a double glazed window to the front elevation and a radiator. The room also benefits from loft access via a pull-down ladder, with the loft being boarded and equipped with power and lighting, providing useful additional storage space.



• EXCELLENT TRANSPORT LINKS • IN NEED OF MODERNISATION • COUNCIL TAX BAND B • IDEAL FOR FIRST TIME BUYERS

Bathroom

Fitted with a two-piece bathroom suite comprising a panelled bath with overhead shower and a wash basin set within a vanity unit. The room benefits from waterproof wet wall panelling, inset spot lighting, a heated towel radiator, and a frosted double glazed window to the rear elevation.

WC

Fitted with a low-level WC, inset spot lighting, and a frosted double glazed window to the side elevation.

External

To the front of the property is a large flagged patio seating area with steps leading to a further flagged and pebbled area, featuring mature shrubs and trees. The flagged patio continues around the side and to the rear of the property, providing a generous amount of outdoor space. The property benefits from two storage sheds and on-street parking is available on Friendly Avenue.







Additional Information

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

Floor Area - sq ft
Tenure -



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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