

Chapters



**9 PEEL STREET
SOWERBY BRIDGE**

**£130,000
FREEHOLD**

Located on Peel Street in Sowerby Bridge, this beautifully presented terraced house offers a delightful living experience. With two spacious double bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home. The well designed layout includes a welcoming reception room that provides an ideal space for relaxation and entertaining. The house has been fully renovated, ensuring that modern comforts blend seamlessly with its character. Every corner of this home has been thoughtfully updated, making it move in ready. The bathroom is stylish and functional, catering to all your daily needs. Location is key, and this property does not disappoint. It is conveniently situated close to local schools, making it an excellent choice for families. Additionally, a variety of amenities are just a stone's throw away, providing easy access to shops, cafes, and recreational facilities. For those who rely on public transport, the good transport links in the area make commuting a breeze. In summary, this two bedroom terraced house on Peel Street is a wonderful opportunity for anyone looking to settle in a vibrant community. With its modern renovations, proximity to essential services, and inviting atmosphere, it is a property that truly deserves your attention.



• TWO DOUBLE BEDROOMS • FULLY RENOVATED THROUGHOUT • BEAUTIFULLY PRESENTED

Entrance

Entering through a Upvc door into an entrance porch with a door leading to:

Living Room

14'8" x 12'11"

Spacious living room with double glazed window to the front, feature fire place, space for free standing furniture, door to the first floor landing and door to:

Kitchen

11'6" x 6'8"

Matching wall and base units with integrated appliances such as, electric hob, oven and overhead extractor hood. There is space for a fridge freezer, plumbing for a washing machine, double glazed window to the front of the property, inset spotlighting, radiator and door leading to:

Cellar

Cellar currently used for storage with power and lighting.

First Floor Landing

The first floor landing has doors leading to:

Bedroom One

14'8" x 9'10"

Large double bedroom with built in wardrobes and cupboards, double glazed window to the front of the property, space for free standing furniture and radiator.

Bathroom

8'9" x 8'0"

Three piece bathroom suite including bath with overhead shower and glass shower screen, wash basin and WC. Frosted double glazed window to the front of the property, built in storage cupboard and radiator.

Second Floor

Bedroom Two

8'9" x 17'0"

Double bedroom with Velux window, built in storage cupboard with under eaves storage and radiator.

External

To the front of the property there is a flagged patio seating area with space for outdoor furniture and on street parking is available.



• MODERN KITCHEN • OUTDOOR PATIO AREA • GOOD TRANSPORT LINKS • CLOSE TO LOCAL SCHOOLS AND AMENITIES



• ON STREET PARKING • GREAT LOCATION • NO WORK REQUIRED






Additional Information

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

Floor Area - sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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