

# Chapters



## 70 FORE LANE AVENUE SOWERBY BRIDGE

£325,000  
FREEHOLD

Nestled on Fore Lane Avenue in the charming town of Sowerby Bridge, this beautifully presented four bedroom semi detached house offers a delightful blend of comfort and style. As you step inside, you will find a spacious modern kitchen and open plan living area that provide ample space for relaxation and entertaining. While the four double bedrooms ensure plenty space for families. The property boasts a modern bathroom, thoughtfully designed to meet the needs of contemporary living. One of the standout features of this home is the far reaching views over the picturesque valley, which can be enjoyed from various vantage points within the property. The separate garage adds convenience, providing secure parking and storage space. In addition to the garage is an off road parking space for one car, ideal for anyone who may have multiple vehicles. The property also benefits from a new roof fitted in 2024. Situated close to local schools and amenities, this home is ideal for families seeking a vibrant community atmosphere. The surrounding area offers a range of shops, parks, recreational facilities and schools making it a perfect location for those who appreciate both convenience and leisure. In summary, this semi detached house on Fore Lane Avenue is a wonderful opportunity for anyone looking to settle in Sowerby Bridge. With its attractive presentation, spacious living areas, and stunning views, it is sure to impress. Do not miss the chance to make this lovely property your new home.



• 4 BEDROOM SEMI DETACHED HOUSE • OPEN PLAN LIVING AREA • FAR REACHING VIEWS  
OVER THE VALLEY

## Entrance

Entering through a newly fitted composite door into the kitchen dining room.

## Kitchen

17'4" x 10'1"

Matching wall and base units with tiled splash backs, breakfast bar, porcelain sink with draining board, free standing gas cooker with double oven, over head extractor hood, plumbing for a washing machine, space for a tumble dryer and fridge freezer. Two large double glazed windows to the front of the property, fully tiled flooring, space for a dining table and chairs, radiator and opening leading into the living area.

## Living Area

15'4" x 22'5"

Spacious open plan living area with double glazed window and double glazed newly fitted door to the rear of the property with fantastic views over the valley. Space for a large dining table and chairs, electric fire with feature surround, double glazed window to the front of the property, two radiators, oak staircase leading to the first floor landing and door to:

## Bedroom Two

11'4" x 12'2"

Good sized double bedroom with large double glazed window with views of the valley and a radiator, there is space for freestanding wardrobes.

## First Floor Landing

Doors leading to:

## Bedroom One

14'2" x 12'4"

Spacious double bedroom with double glazed window to the rear of the property with views of the valley, space for free standing furniture, radiator and sliding door leading to the En Suite bathroom.

## En Suite

7'4" x 6'10"

Three piece bathroom suite including, shower cubicle, wash basin set to a vanity unit and WC. Built in storage cupboard, fully tiled flooring inset spotlight and extractor fan.

## Bedroom Three

12'4" x 8'10"

Double bedroom with double glazed acoustic window



• GOOD SIZED GARDEN • SEPERATE GARAGE • CLOSE TO LOCAL SCHOOLS AND AMENITIES

to the rear of the property with views over the valley and radiator.

## Bedroom Four

12'3" x 7'0"

Double bedroom with double glazed windows to the front and side of the property and radiator.

## Bathroom

6'2" x 6'11"

Three piece suite including bath with overhead shower and glass shower screen, wash basin and WC. Fully tiled flooring and part tiled walls, frosted double glazed window to the front of the property, inset spotlight, heated towel radiator and extractor fan.

## External

To the front of the property there is a single garage and off road parking providing two parking spaces and gated access with steps leading down to a low maintenance flagged seating area. to the rear of the property there is a decked seating area with beautiful views over the valley, steps leading down to a lawned garden with mature shrubs and trees and further steps leading down to Sowerby new road via private gated entrance.



- EXCELLENT TRANSPORT LINKS • BEAUTIFULLY PRESENTED THROUGHOUT • ADDITIONAL OFF ROAD PARKING • MASTER BEDROOM WITH EN SUITE





## Additional Information

**Local Authority** - Calderdale  
**Council Tax** - Band C  
**Viewings** - By Appointment  
Only

**Floor Area** - sq ft  
**Tenure** - Freehold



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		85
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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