



45 MILTON AVENUE SOWERBY BRIDGE

£210,000
FREEHOLD

Located on Milton Avenue in Sowerby Bridge, this three bedroom house presents a wonderful opportunity for those looking to create their dream home. Set on a generous plot, the property boasts ample space both inside and out, making it ideal for families. Upon entering, you will find two inviting reception rooms that offer versatility for various living arrangements, the three well proportioned bedrooms provide comfortable accommodation, while the bathroom, though in need of some modernisation, holds great potential for a stylish upgrade. The property is situated close to local schools and amenities, ensuring that daily conveniences are just a stone's throw away. For those who appreciate outdoor space, the large gardens at both the front and rear of the house offer a blank canvas with lots of potential. Additionally, off road parking for two vehicles at the rear of the property adds to the convenience of this home, making it an attractive option for families or professionals alike. While the house requires renovation, it is brimming with potential and awaits a new owner to breathe life into it. This property is not just a house; it is a chance to create a home tailored to your tastes and needs in a desirable location. Don't miss out on this opportunity to invest in a property with so much to offer.



• THREE BEDROOM PROPERTY • IN NEED OF RENOVATION • SET ON A LARGE PLOT • TWO RECEPTION ROOMS

Entrance

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

Living Room

Spacious living room with double glazed window to the front and rear of the property, gas fire with feature surround and three radiators.

Dining Room

Good sized dining room with double glazed window to the front of the property, gas fire, two radiators and door leading to:

Kitchen

Matching wall and base units with tiled splash backs, integrated appliances such as, electric oven, gas hob and over head extractor hood. Stainless steel sink with draining board, plumbing for a washing machine and space for a tumble dryer. There are two double glazed windows and a Upvc door to the rear of the property.

Utility Room

Offering space for a fridge freezer and additional storage, with a double-glazed window to the rear of

the property.

First Floor Landing

First flooring landing with loft hatch double glazed window to the rear of the property and a radiator.

Bedroom One

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

Bedroom Two

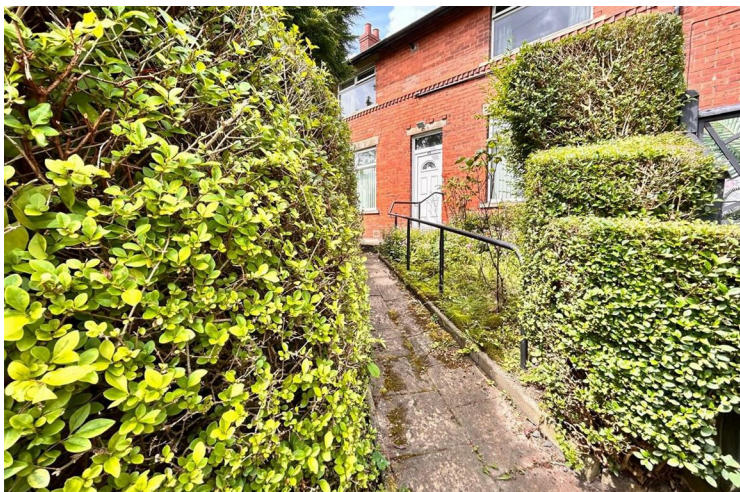
Double bedroom with double glazed window to the front of the property, built in storage cupboards and a radiator.

Bedroom Three

Single bedroom with double glazed window to the rear of the property, built in storage cupboards and a radiator.

Bathroom

Bathroom suite including, bath with overhead electric shower and glass shower screen, wash basin and extractor fan. Fully tiled walls, frosted double glazed window to the rear of the property and heated towel radiator.



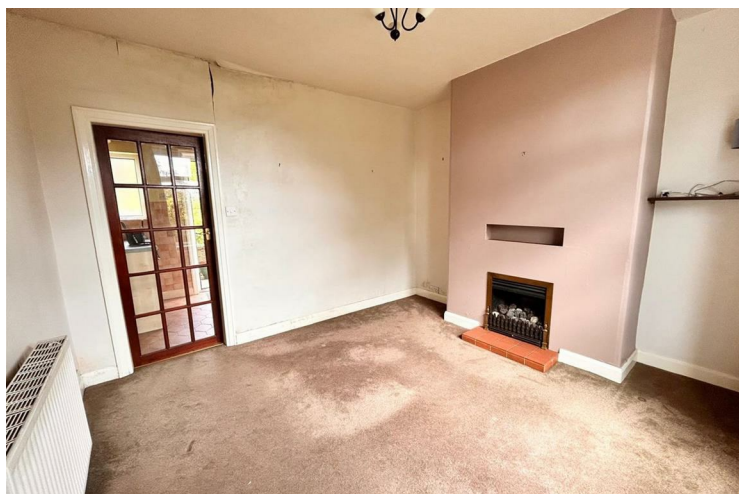
- CLOSE TO LOCAL SCHOOLS AND AMENITIES • OFF ROAD PARKING TO THE REAR OF THE PROPERTY

WC

WC with frosted double glazed window to the rear of the property and fully tiled walls.

External

To the front there is a large lawned garden with mature shrubs and trees with a pathway leading up to the front entrance and steps leading down to the lawned garden. To the rear is another large garden with flagged patio seating area, lawn and mature shrubs and trees. There is off road parking for one car a single garage and gated access leading to Poplar Avenue. To the side of the property there is a pathway that leads to the front with access to Milton Avenue.



• COUNCIL TAX BAND A • GOOD TRANSPORT LINKS • GOOD SIZED GARDENS FRONT AND REAR • EPC TBC






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		
(69-80) C		
(55-68) D		
(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

Chapters
40 Wharf Street
Sowerby Bridge
HX6 2AE

01422 652 317
hello@chaptersgroup.co.uk
<https://chaptersgroup.co.uk/>

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