

3 Boston Street, Sowerby Bridge, HX6 1DP

Offers Around £210,000

- : Popular & Convenient Location
- : 3 Double bedrooms
- : Modern Spacious Dining Kitchen & Bathroom
- : Garage & Parking To The Side
- : Realistically Priced
- : Traditional Stone Built End Through Terraced Residence
- : 2 Reception rooms Plus Games Room
- : Garden to The Rear
- : Attractive Accommodation
- : Viewing Essential

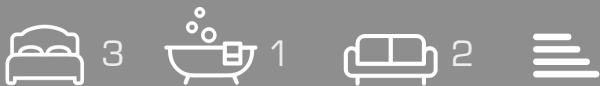


## 3 Boston Street, Sowerby Bridge HX6 1DP

Situated in this extremely popular and highly convenient residential location lies this traditional stone-built end through terraced residence, providing spacious three-bedroom family accommodation arranged over four floors.

Just step inside this property and you cannot fail to be impressed by the accommodation provided, which briefly comprises a modern fully fitted dining kitchen, lounge, basement office/sitting room/playroom, three double bedrooms, and a spacious bathroom. The property further benefits from UPVC double glazing, gas central heating, an attached single garage and a garden to the rear

The property provides excellent access to the local amenities of Sowerby Bridge and Sowerby, together with ease of access to the Trans Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does an opportunity arise to purchase a spacious family home in this sought-after location and, as such, an early inspection is strongly recommended.



Council Tax Band: A



### DINING KITCHEN

13'0" x 14'2"

This spacious dining kitchen is fully fitted with a range of modern wall and base units with matching work surfaces and a breakfast bar. The kitchen has a single drainer one and a half bowl sink unit with mixer tap, 4 ring induction hob with extractor above, fan assisted electric oven and grill, integrated fridge freezer, integrated dishwasher and washing machine. The kitchen has matching splash backs with complimenting colour scheme to the remaining walls. The central feature of this room is the ingle nook fireplace with a wood burning stove on a matching hearth. Upvc double glazed window to the front elevation with a matching uPVC double glazed front entrance door. One double radiator and TV wall mounted fittings.

From the dining kitchen door opens to stairs leading down to the lower ground floor with access to

### SITTING ROOM / OFFICE

14'0" x 12'8"

This converted basement room has a uPVC double glazed window to the front elevation with a uPVC double glazed front entrance door. This delightful room provides flexible accommodation and has a double radiator and a fitted carpet.

From the sitting room / office through to the

### GAMES ROOM

12'8" x 12'4"

This spacious games room has inset spotlights to the ceiling one double radiator and a fitted playroom carpet.

From the dining Kitchen door to the

### INNER HALL

With fitted carpet and door opening to the

### LOUNGE

11'6" x 12'11"

This delightful lounge has a uPVC double glazed window to the rear elevation and a rear entrance door opening on to the rear garden. Feature fireplace with coal effect living flame gas fire on a matching hearth. To either side of the fireplace there are built in cupboards providing excellent storage facilities, cornice to ceiling with matching dado rail and one radiator.

### FIRST FLOOR LANDING

From the inner hall stairs lead to the first floor landing with fitted carpet.

From the landing door to

### BEDROOM ONE

13'2" x 12'8"

A generous double bedroom with a UPVC double glazed window to the rear elevation. Built-in wardrobes are positioned to one side of the chimney breast with cupboards above. Additional features include a wall-mounted television point, one double radiator, and a fitted carpet.

From the landing door to

### BEDROOM TWO

11'6" x 11'5"

A further double bedroom with a UPVC double glazed window to the front elevation. Built-in wardrobes with cupboard space above are positioned to one side of the chimney breast. The room also benefits from one double radiator and a fitted carpet.

From the first-floor landing, stairs with fitted carpet lead to the

### SECOND FLOOR LANDING

From the second floor landing door to the

### BATHROOM

13'1" x 9'1"

A spacious bathroom fitted with a modern white suite incorporating a Victorian-style roll-top bath with mixer shower unit, pedestal wash basin, and low flush W.C. In addition, there is a separate shower cubicle fitted with rainfall and handheld shower units. The bathroom benefits from a Velux skylight, complementary tiling to the walls, under-eaves storage cupboards, and one radiator.

From the landing door opens to

### BEDROOM THREE

12'11" x 12'9"

A further double bedroom with a Velux double glazed skylight window, one double radiator, and a fitted carpet.

### GENERAL

The property is constructed of stone and is surmounted by a blue slate roof. It benefits from all main services including gas, water, and electricity, together with the added advantage of UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax band A

### EXTERNAL

To the front of the property there is a small yard with steps leading to the front entrance door. To the side of the property there is a blocked paved drive providing off road parking and giving access to the attached stone built garage. The garage could be converted to further living accommodation subject to obtaining the relevant planning permission. To the rear of the property there is a flagged yard leading to a lawned garden to the rear of the garage.





## Directions

SAT NAV HX6 1DP

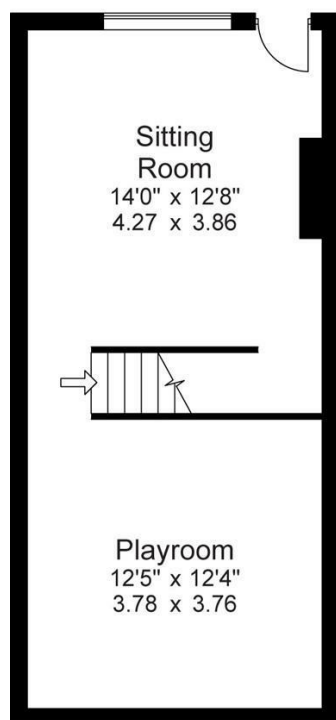
## Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

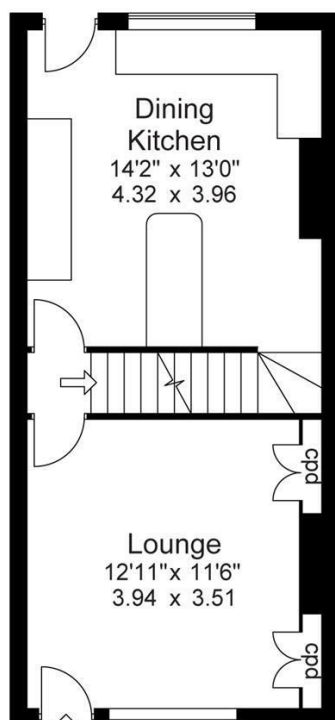
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

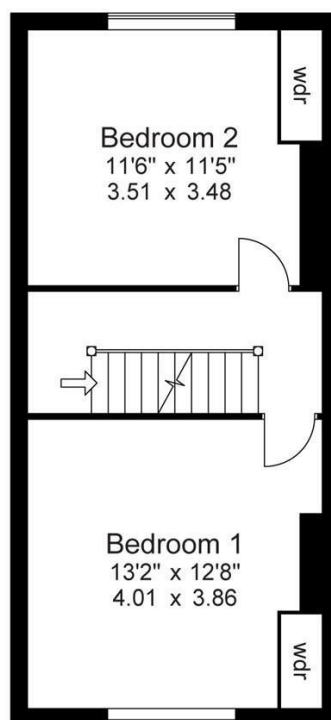
Approx Gross Floor Area = 1547 Sq. Feet  
= 143.7 Sq. Metres



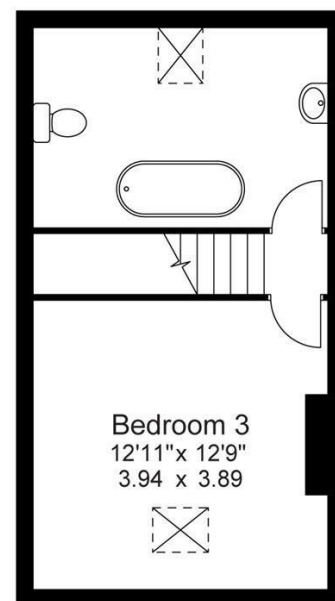
Lower Ground Floor



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.