



## 3 NEWLANDS AVENUE SOWERBY BRIDGE

£360,000  
FREEHOLD

Nestled on Newlands Avenue in Sowerby Bridge, this stunning four bedroom detached house presents an exceptional opportunity for families seeking a modern and spacious home. Having been fully renovated throughout, the property boasts a fresh and contemporary aesthetic, making it ready for you to move in without delay. Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation and entertaining. The four generously sized bedrooms provide ample accommodation for family members or guests and the two well appointed bathrooms add convenience to daily living. One of the standout features of this property is the large garden, which extends both to the front and rear. This outdoor space is ideal for families and the property offers off road parking for up to four vehicles, a rare find that adds to the convenience of this home. Available with no onward chain, this property is an excellent choice for those looking to settle into a new home swiftly. With its prime location you will benefit from a friendly community atmosphere while being close to local amenities and transport links. This delightful detached house is not to be missed, and it promises to be a wonderful place to call home.



• FULLY RENOVATED THROUGHOUT • FOUR DOUBLE BEDROOM DETACHED PROPERTY • HIGH QUALITY FIXTURES AND FITTINGS

## Entrance

Entering through a Upvc door into the entrance hallway with fully tiled flooring and underfloor heating throughout the ground floor. Inset spotlighting, staircase leading to the first floor landing and door leading to:

## Living Room

Spacious living room with fully tiled flooring and under floor heating, inset spotlighting and wall lighting and large double glazed window to the front of the property.

## Kitchen Dining Room

Newly modern fitted kitchen with matching wall and base units, granite worksurfaces and feature tiled splash backs. Integrated sink and draining board, integrated appliances such as, fridge freezer, dishwasher, oven, gas hob and over head extractor fan. Space for a large dining table and chairs, double glazed window and glass double glazed doors to the rear of the property, inset spotlighting, fully tiled flooring with underfloor heating and door leading to:

## Study

This multi functional space ideal for a home office or study has fully tiled flooring with underfloor heating, inset spotlighting, double glazed window to the side of the property and door leading to:

## WC

WC and wash basin with fully tiled flooring and under floor heating, plumbing for a washing machine and space for a tumble dryer and double glazed window to the rear of the property.

## First Floor Landing

The first floor landing has a double glazed window to the side of the property, inset spotlighting, radiator and doors leading to:

## Bedroom One

Double bedroom with double glazed window to the rear of the property, inset spotlighting and radiator.

## Bedroom Two

Double bedroom with double glazed window to the front and side of the property, inset spotlighting and radiator.



• OFF ROAD PARKING FOR FOUR CARS • LARGE GARDENS FRONT AND REAR • IDEAL FAMILY HOME • CLOSE TO LOCAL AMENITIES AND RYBURN VALLEY HIGH SCHOOL AND SOWERBY ST.PETERS CRICKET CLUB

## Bathroom

Three piece bathroom suite including bath with overhead shower and glass shower screen, wash basin set to a vanity unit and WC. Frosted double glazed window to the side of the property, fully tiled walls and flooring, inset spotlighting, extractor fan and heated towel radiator.

## Second Floor

Double glazed window to the side of the property, radiator and doors leading to:

## Bedroom Three

Double bedroom with double glazed window to the side of the property, spotlighting and radiator.

## Bedroom Four

Double bedroom with double glazed window to the side of the property, spotlighting and radiator.

## Bathroom

Three piece bathroom suite including double shower cubicle, wash basin set to a vanity unit and WC. Tiled walls, inset spotlighting, frosted double glazed window to the side of the property, extractor fan and heated towel radiator.

## External

To the front of the property there is a large private garden with gated access and a driveway for upto four cars. There is a large AstroTurf lawn with mature trees and a pebbled path leading to the front entrance.

There is a bin store facing the side of the property and gated access to the rear form both sides. To the rear is a large en closed garden with AstroTurf lawn, flagged patio seating area and mature trees.



• GOOD TRANSPORT LINKS WITHIN WALKING DISTANCE • KITCHEN DINING ROOM • DOWNSTAIRS WC

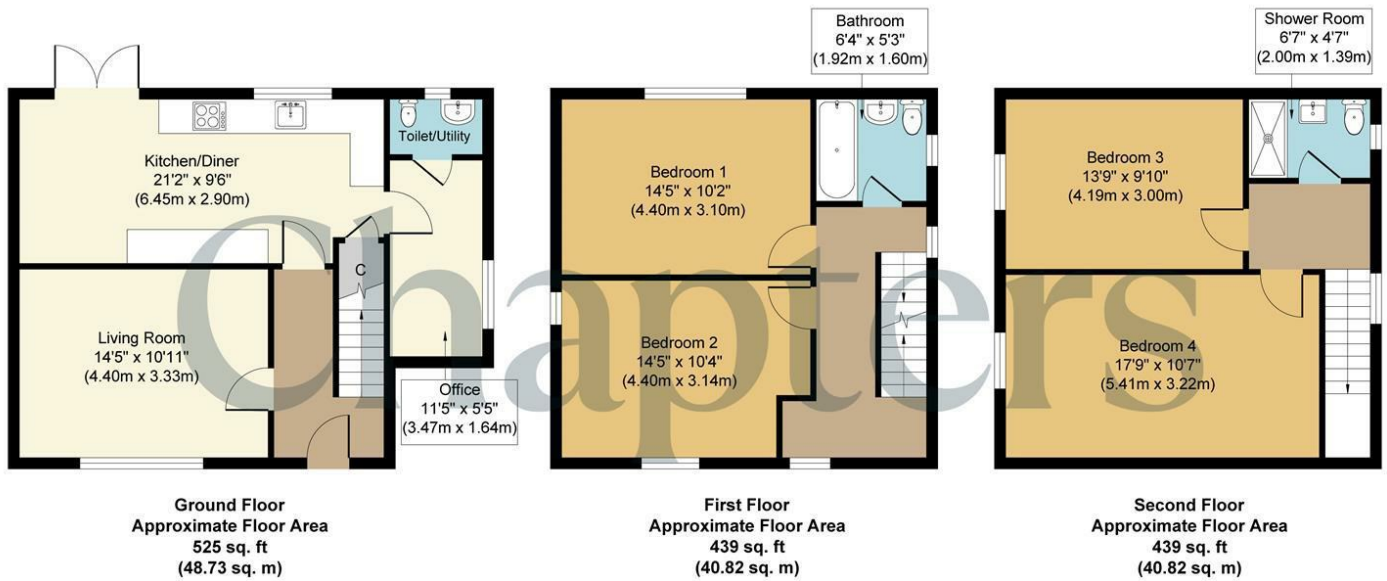




## Additional Information

**Local Authority** - Ask Agent  
**Council Tax** - Band New Build  
**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		
(69-80)	C		
(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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