

Chapters



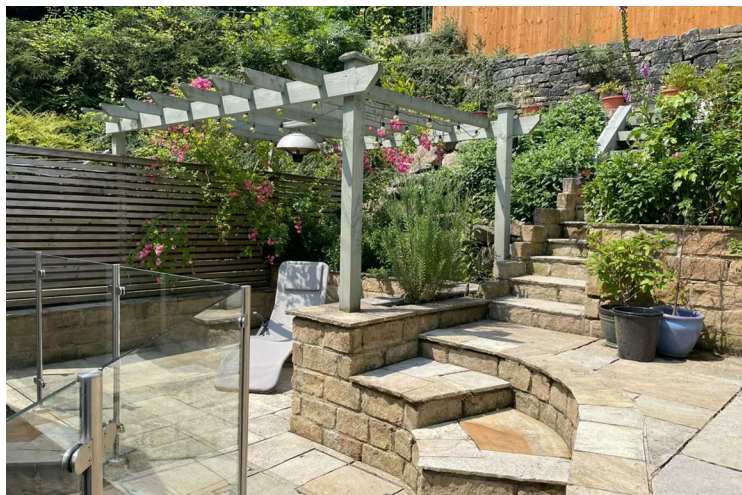
STONE ROCKS BROCKWELL LANE SOWERBY BRIDGE

£315,000
FREEHOLD

Located on Brockwell Lane in Sowerby Bridge, this well-presented three-bedroom semi-detached house offers practical and well-proportioned accommodation, making it suitable for a range of buyers.

The property comprises a spacious reception room, a separate utility room, a downstairs WC, three good-sized bedrooms, and two modern bathrooms, providing flexible living space for families, couples, or those working from home. To the rear, there is a low-maintenance garden, offering an outdoor space that is easy to care for. The property also benefits from off-road parking and a garage.

Offered for sale with no onward chain, the property provides the opportunity for a straightforward purchase. Ideally located, it is within easy reach of local amenities, well-regarded schools, and transport links, making it well suited for everyday living and commuting. Don't miss the opportunity to arrange a viewing and see everything this property has to offer.



• THREE BEDROOM SEMI DETACHED PROPERTY • WELL PRESENTED THROUGHOUT • LOW MAINTENANCE GARDEN TO THE REAR

Entrance

21'7" x 3'4"

Entered via a uPVC front door into a welcoming entrance hallway. The hallway benefits from two useful storage cupboards, a radiator, and provides access to the integral garage, ground floor WC, and utility room. Stairs rise to the first-floor accommodation.

Utility Room

Fitted with a range of base units incorporating a stainless steel sink and drainer. The room benefits from fully tiled flooring, a radiator, plumbing for a washing machine, and space for a tumble dryer.

Wc

Fitted with a low-level WC and wash hand basin. The room benefits from a fully tiled floor and an extractor fan.

Garage

Integral garage fitted with an electric up-and-over door, providing off-road parking for one vehicle. The garage also benefits from power and lighting.

First Floor

Kitchen Dining Area

A spacious open-plan kitchen/dining room fitted with a range of matching wall and base units complemented by tiled splashbacks and a breakfast bar. The kitchen is equipped with integrated appliances including a double oven, microwave, gas hob with extractor hood over, and dishwasher. There is a stainless steel sink and drainer, space for a fridge/freezer, inset spotlighting, and a radiator.

The dining area provides ample space for a dining table and chairs and benefits from inset spotlighting and uPVC double doors opening onto the rear garden.

Bedroom Two

A double bedroom with a double glazed window to the front elevation, built-in wardrobes and drawers, and a radiator.

Bedroom Three

A single bedroom with a double glazed window to the front elevation and a radiator.

Bathroom

Fitted with a four-piece suite comprising a panelled bath, low-level WC, wash hand basin set within a vanity



- OFF ROAD PARKING AND GARAGE • CLOSE TO LOCAL SCHOOLS AND AMENITIES • GOOD TRANSPORT LINKS

unit, and a separate shower cubicle. The bathroom benefits from fully tiled walls and flooring, inset spotlighting, an extractor fan, a heated towel radiator, and a frosted double glazed window to the side elevation.

Second Floor

Living Room

A spacious living room featuring high ceilings and a gas fire, creating a welcoming focal point. The room benefits from a double glazed window to the front elevation, uPVC double doors opening onto a Juliet balcony with views over the surrounding countryside, a radiator, wall lighting, inset spotlighting, and a door leading to:

Bedroom One

A spacious double bedroom with a double glazed window to the rear elevation, fitted wardrobes, a radiator, and a door leading to the en suite.

En Suite

Fitted with a walk-in shower, low-level WC, and wash hand basin set within a vanity unit. The en suite benefits from fully tiled flooring, a frosted double glazed window

to the rear elevation, a heated towel radiator, extractor fan, and inset spotlighting.

External

To the front of the property, there is off-road parking for one vehicle, access to the integral garage via an electric garage door, and two EV charging points.

Steps to the side of the property lead to the rear garden.

To the rear of the property is an Indian stone flagged patio area arranged over tiered levels, providing attractive outdoor seating areas. The garden features a pergola with space for outdoor furniture, steps leading to built-in planters with mature shrubs, and an outdoor shed providing useful storage.



• TWO BATHROOMS AND SEPERATE WC • SEPERATE UTILITY ROOM • VIEWS OVER THE COUNTRYSIDE





Additional Information

Local Authority - Calderdale
Council Tax - Band D
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		
	76	86
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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