

Chapters



**346 OLDHAM ROAD
SOWERBY BRIDGE**

**£160,000
FREEHOLD**

Located on Oldham Road in Rishworth, this delightful two bedroom stone built terraced house presents an excellent opportunity for both first time buyers and investors alike. The property boasts a spacious open plan kitchen and living area perfect for modern living and entertaining. With one reception room, the layout is both practical and inviting and the two well proportioned bedrooms provide ample space for relaxation. One of the standout features of this property is its availability with no onward chain, making the purchasing process straightforward and hassle free. Additionally, the location is highly desirable, situated close to the motorway and offering excellent transport links, which is ideal for commuters and those who enjoy exploring the surrounding areas. This terraced is a practical home in a sought after area and whether you are looking to settle down or invest, this property is certainly worth considering.



- TWO BEDROOM STONE BUILT TERRACED PROPERTY • EXCELLENT TRANSPORT LINKS • CLOSE TO LOCAL SCHOOLS AND AMENITIES

Entrance

Entering through the composite door into the living area.

Living Kitchen Area

The living area has built in storage cupboards, feature ceiling beams, double glazed window to the front, log burning fire and radiator. The kitchen has matching wall and base units with integrated appliances such as oven, induction hob and extractor hood, there is a sink with a draining board, breakfast bar, double glazed window and composite door to the rear of the property and radiator.

First Floor Landing

The first floor landing has doors leading to:

Bedroom One

Double bedroom with double glazed window to the front, inset spotlighting, feature fireplace and radiator.

bedroom Two

Double bedroom with loft access point, inset spotlighting, built in storage cupboard, double glazed window to the rear and radiator.

External

To the front there is on street parking. To the rear there is a small seating area with tiered garden leading to a lawn.



- OPEN PLAN KITCHEN LIVING AREA • AVAILABLE WITH NO ONWARD CHAIN • READY TO MOVE INTO • OUTDOOR SEATING AREA • EPC RATING D • COUNCIL TAX BAND B







Additional Information

- Local Authority

Council Tax

Viewings

Only
- -

-
- Calderdale

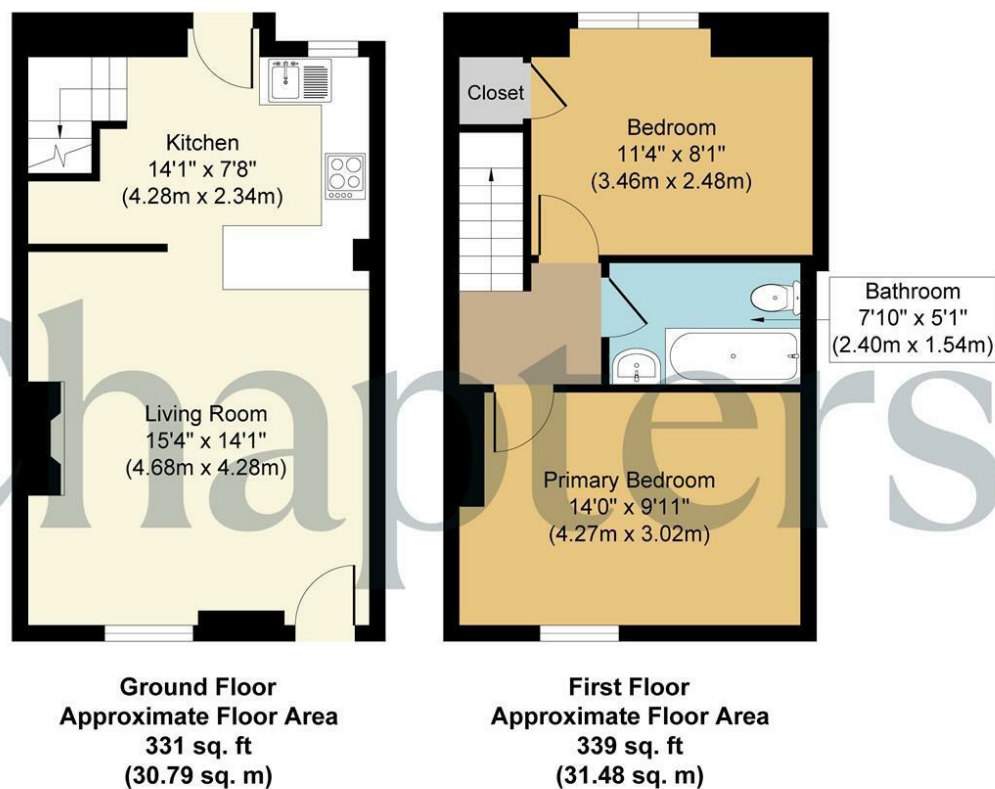
Band B

By Appointment

- Floor Area

Tenure
- -
- sq ft

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		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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