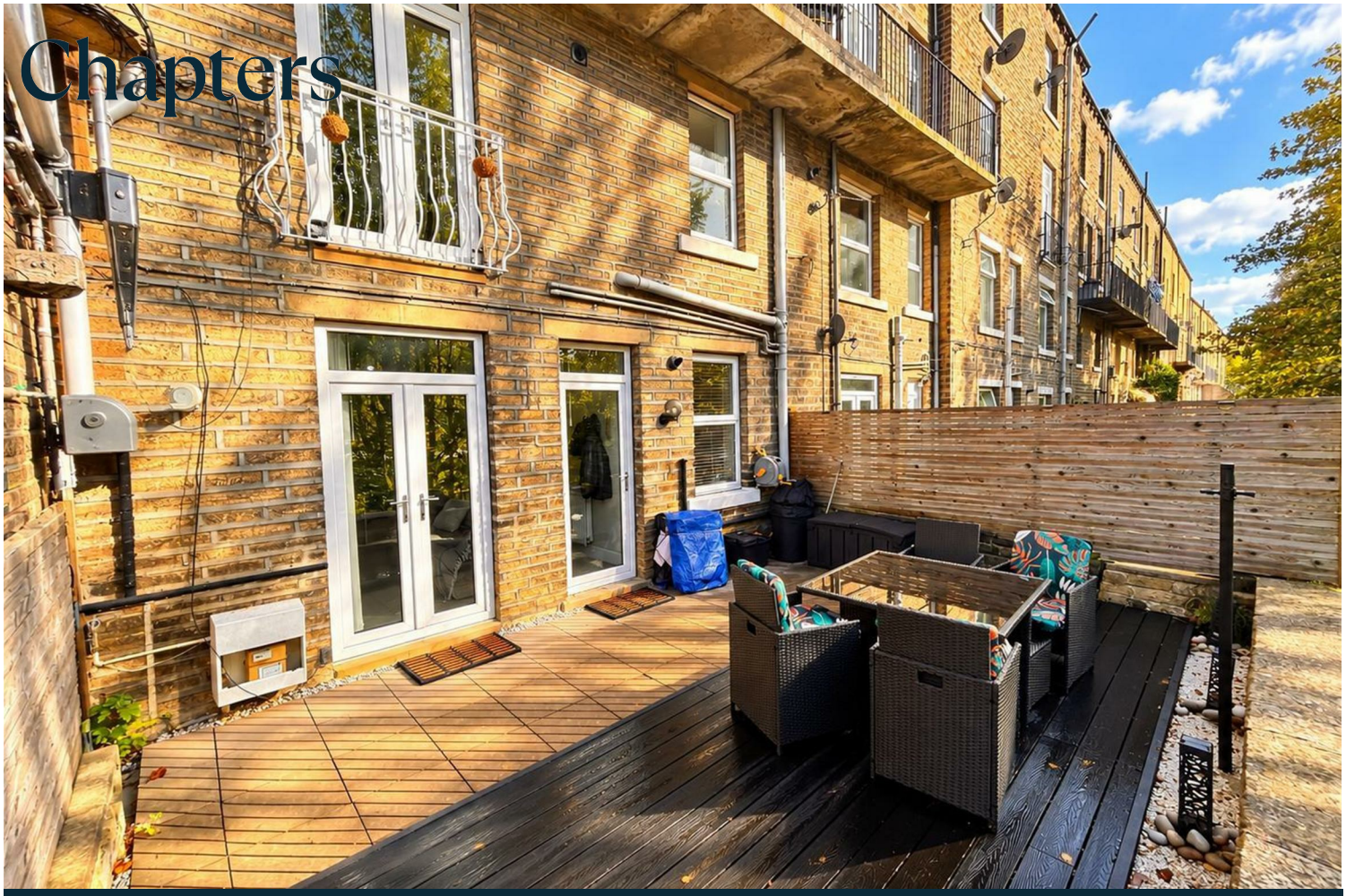
Chapters



6 BACK WAKEFIELD ROAD
SOWERBY BRIDGE

£135,000
FREEHOLD

Situated on Back Wakefield Road in the popular town of Sowerby Bridge, this beautifully presented two-bedroom property offers modern accommodation with the added benefit of a separate study, ideal for home working or additional living space. Having undergone a comprehensive renovation, the property is finished to a modern standard and is ready to move into. The accommodation comprises a bright and spacious living room, modern fitted kitchen, two double bedrooms, a versatile study and a contemporary bathroom. Externally, the property benefits from a low-maintenance outdoor seating area with a flagged patio and composite decking, enjoying pleasant views across the canal and surrounding trees. Offered for sale with no onward chain, this property would make an ideal purchase for first-time buyers, couples or those looking to downsize.





• TWO BEDROOM PROPERTY • BEAUTIFULLY PRESENTED THROUGHOUT • SEPERATE STUDY • FULLY RENOVATED

Entrance

Accessed via a UPVC entrance door, which opens directly into the living room.

Living Room

Bright and spacious living room featuring a radiator, feature fireplace and mirrored sliding doors leading through to the adjoining area.

Kitchen

Modern kitchen fitted with matching wall and base units, integrated oven, gas hob and extractor fan. Stainless steel sink with drainer, tiled splashbacks, radiator, double-glazed window to the front aspect, space for a fridge/freezer and plumbing for a washing machine.

Study

Multifunctional room featuring inset spotlights and an electric wall-mounted radiator. An under-stairs storage cupboard is located adjacent to the study.

First Floor Landing

First floor landing with doors leading to the bedrooms and bathroom.

Bedroom One

Bright and spacious double bedroom featuring a radiator, French doors leading to a Juliet balcony and space for freestanding furniture.

Bedroom Two

Double bedroom featuring a built-in storage cupboard, radiator and double-glazed window to the front aspect.

Bathroom

Modern bathroom fitted with a bath and overhead shower, glass shower screen, wash basin and WC. Features include a heated towel radiator, panelled walls, extractor fan and inset spotlights.

External

To the front of the property is a low-maintenance outdoor space comprising a flagged patio and composite decking area, offering views of the canal and surrounding trees. Ideal for outdoor seating, with gated access to steps leading back onto Wakefield Road.





• GOOD TRANSPORT LINKS • CLOSE TO LOCAL SCHOOLS AND AMENITIES • IDEAL FOR FIRST TIMES BUYERS





• COUNCIL TAX BAND A • AVAILABLE WITH NO ONWARD CHAIN • CANAL VIEWS







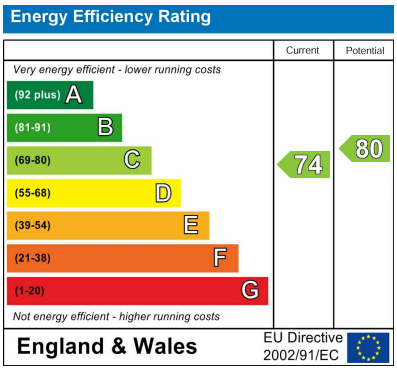


Additional Information

Local Authority	-	Calderdale	**Floor Area**	-	sq ft
Council Tax	-	Band A	**Tenure**	-	Freehold
Viewings	-	By Appointment			

Only





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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