

Chapters



**17 HUBBERTON GREEN
SOWERBY BRIDGE**

**£460,000
FREEHOLD**

A beautifully renovated four bedroom stone built end terrace originally four traditional cottages, offering a perfect blend of character and contemporary living. This unique home boasts a stunning country style kitchen featuring exposed beams, a central island with breakfast bar, and a bright, modern finish ideal for both everyday living and entertaining. A separate dining room showcases original features, while the spacious living room provides a cosy yet impressive space, complete with a log burning stove. To the first floor are four well proportioned double bedrooms, including a generous master bedroom with en suite facilities. Throughout the property, charming period features have been thoughtfully retained and enhanced. Occupying a desirable semi rural position, the property enjoys attractive views over the surrounding countryside. Externally, there is a garden to the rear along with a substantial outbuilding, offering excellent potential for use as a workshop, storage, or parking for multiple vehicles. An exceptional home combining character, space, and versatility early viewing is highly recommended.



• CHARACTERFUL HOME • FORMALLY FOUR COTTAGES • FULLY RENOVATED THROUGHOUT

Entrance

Entering through a wooden door into the entrance hallway, exposed beams, radiator, built in storage cupboards with plumbing for a washing machine, space for a tumble dryer and doors leading to:

Living Room

24'2" x 14'5"

Spacious living room with exposed beams, wood burning stove, two double glazed windows to the front and two radiators.

Kitchen

14'4" x 13'9"

Matching wall and base units with integrated appliances such as, dish washer and overhead extractor hood, there is space for a free standing fridge freezer and a free standing electric cooker. Belfast sink, island/breakfast bar, feature fireplace, double glazed window to the rear and radiator.

Dining Room

14'5" x 13'10"

Dining room with exposed beams, stable door and double glazed window to the rear, door leading into the living room, radiator and stairs to:

First Floor Landing

The first floor landing has a small loft hatch and doors leading to:

Bedroom One

13'4" x 9'3"

Double bedroom with feature chimney breast, double glazed window to the front with views of the countryside, space for free standing furniture, loft hatch and radiator.

Bedroom Two

13'10" x 13'6"

Double bedroom with feature wall panelling, space for free standing furniture, double glazed window to the rear and radiator.

Bedroom Three

13'10" x 13'3"

Double bedroom with double glazed window to the front, loft hatch, radiator, and sliding door leading to:

En Suite

Walk in shower, wash basin and WC, frosted double glazed window to the front, heated towel radiator, inset spotlighting, fully tiled flooring and part tiled walls.



• SPACIOUS LIVING ROOM WITH LOG BURNING STOVE • SET IN A RURAL LOCATION WITH VIEWS OF THE COUNTRYSIDE

Bedroom Four

13'6" x 7'2"

Double bedroom with double glazed window to the front, space for free standing furniture and radiator.

Loft access via a drop down ladder, the loft is fully boarded with power and lighting.

Bathroom

7'10" x 5'9"

Three piece suite including free standing bath, wash basin and WC. Feature panelled walls, frosted double glazed window to the rear, tiled flooring and heated towel radiator.

External

To the front there is a large outbuilding which can be used as a multi functional space. There is parking for upto three cars, power and lighting, flowing through to a workshop with workshop benches and a log store. To the rear there is a low maintenance lawned garden and a paved patio area which can also be used as additional parking.



- LARGE OUT BUILDING WITH MULTI FUNTIONAL USE • GARDEN TO THE REAR OF THE PROPERTY • FOUR DOUBLE BEDROOMS • BEDROOM WITH EN SUITE

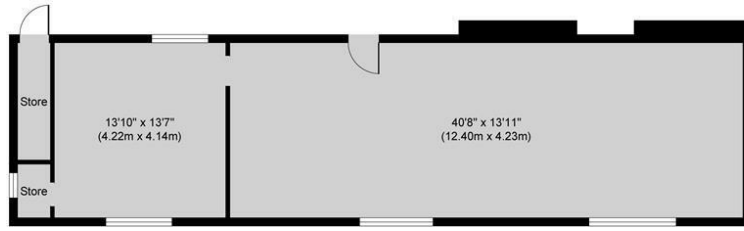




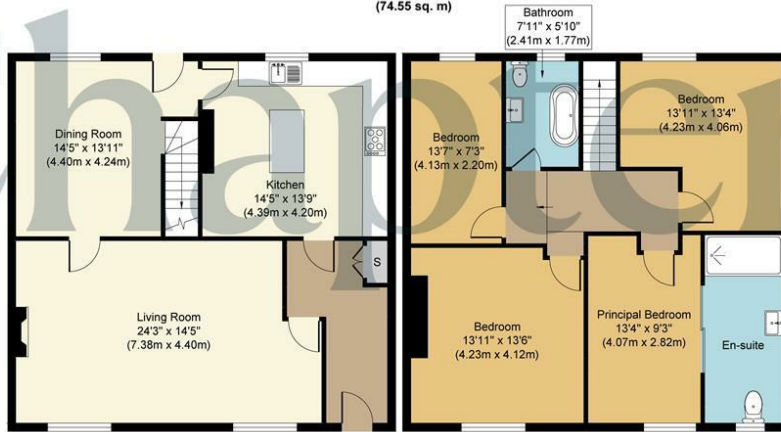
Additional Information

Local Authority -
Council Tax - Band D
Viewings - By Appointment
Only

Floor Area - sq ft
Tenure - Freehold



Outbuilding
Approximate Floor Area
798 sq. ft
(74.55 sq. m)



Ground Floor
Approximate Floor Area
845 sq. ft
(78.57 sq. m)

First Floor
Approximate Floor Area
845 sq. ft
(78.57 sq. m)

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		
	62	75
England & Wales	EU Directive 2002/91/EC	

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Chapters
40 Wharf Street
Sowerby Bridge
HX6 2AE

01422 652 317
hello@chaptersgroup.co.uk
<https://chaptersgroup.co.uk/>

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