

# Chapters



## 7 FAIRBANKS SOWERBY BRIDGE

£235,000  
FREEHOLD

Nestled in the vibrant heart of Sowerby Bridge, this three bedroom townhouse offers an ideal blend of comfort and convenience with excellent transport links making commuting a breeze. The property boasts a spacious kitchen dining room, perfect entertaining guests. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout and newly fitted carpets throughout. Each of the three bedrooms provides ample space for a number of different buyers. One of the standout features of this home is the private low maintenance garden, offering a serene outdoor space, additionally the off road parking ensures that you will always have space for your vehicle. This townhouse is perfectly situated to take advantage of all that Sowerby Bridge has to offer. Whether you are a first time buyer, a growing family, or looking to downsize, this property presents an excellent opportunity to enjoy modern living in a sought after location. Don't miss your chance to make this delightful house your new home.



• THREE BEDROOMS • EXCELLENT TRANSPORT LINKS • OFF ROAD PARKING • LOW MAINTENANCE GARDEN

## Entrance

Entering through a composite door into the entrance hallway. Stairs leading to the first floor landing, radiator and doors to:

## Integral Garage

Integral garage with power, lighting and roller garage door. Upvc door and double glazed window to the front of the property leading to the original garage door.

## WC

WC, wash basin and radiator.

## Utility Room

Utility room with plumbing for a washing machine, stainless steel sink, extractor fan and radiator.

## First Floor landing

The first floor landing with double glazed window to the front, radiator and doors leading to:

## living Room

Spacious living room with gas fire and surround, Upvc door and double glazed window to the rear and radiator. Double doors through to:

## Kitchen Dining Room

Modern kitchen with matching wall and base units, tiled splash back, integrated appliances such as oven, induction hob and extractor hood. Space for a fridge freezer and plumbing for a dishwasher, sink with draining board double glazed window to the front, radiator and space for dining table and chairs.

## Second Floor

### Bedroom One

Double bedroom with built in wardrobes, double glazed window to the front, radiator and En Suite.

### En Suite

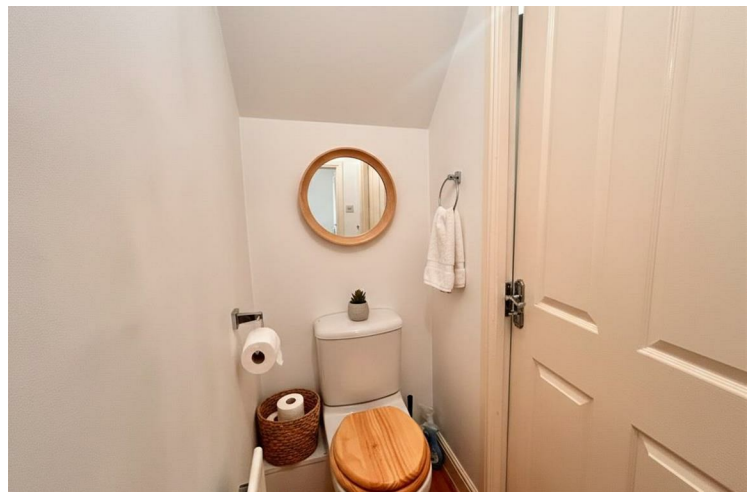
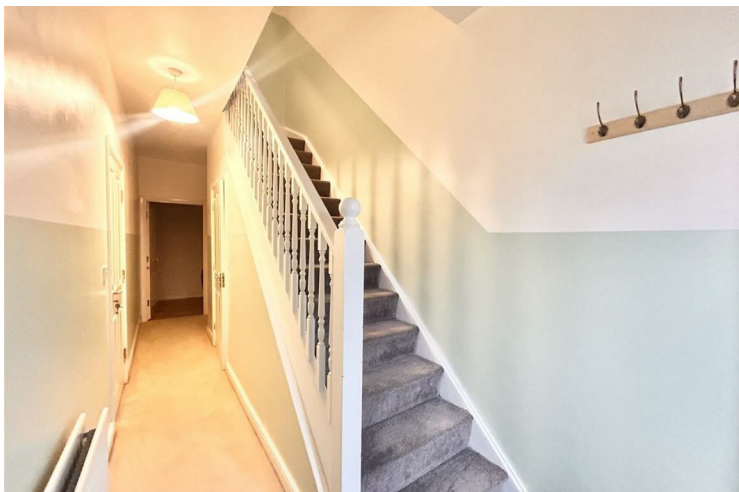
En Suite with single cubicle shower, wash basin and WC. Frosted double glazed window to the front and heated towel radiator. Underfloor heating and tiled walls and flooring.

### bedroom Two

double bedroom with double glazed window to the rear and radiator.

### bedroom Three

Single bedroom with double glazed window to the rear and radiator.



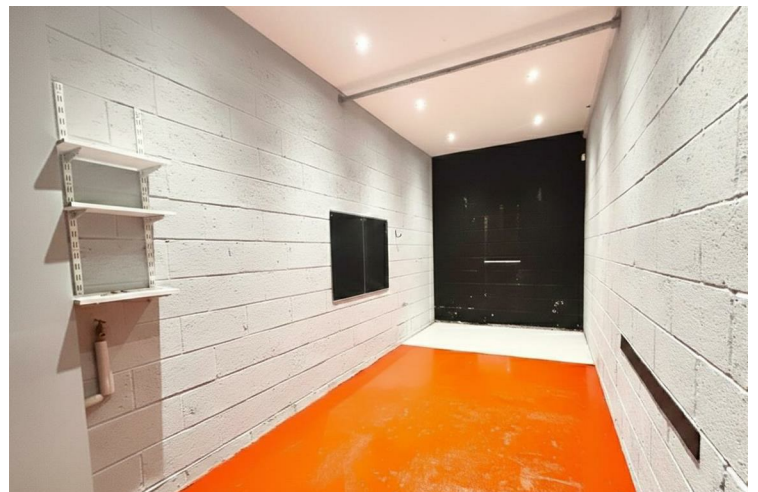
- READY TO MOVE INTO • CLOSE TO LOCAL SCHOOLS AND AMENITIES • NEWLY FITTED KITCHEN • SET OVER THREE FLOORS

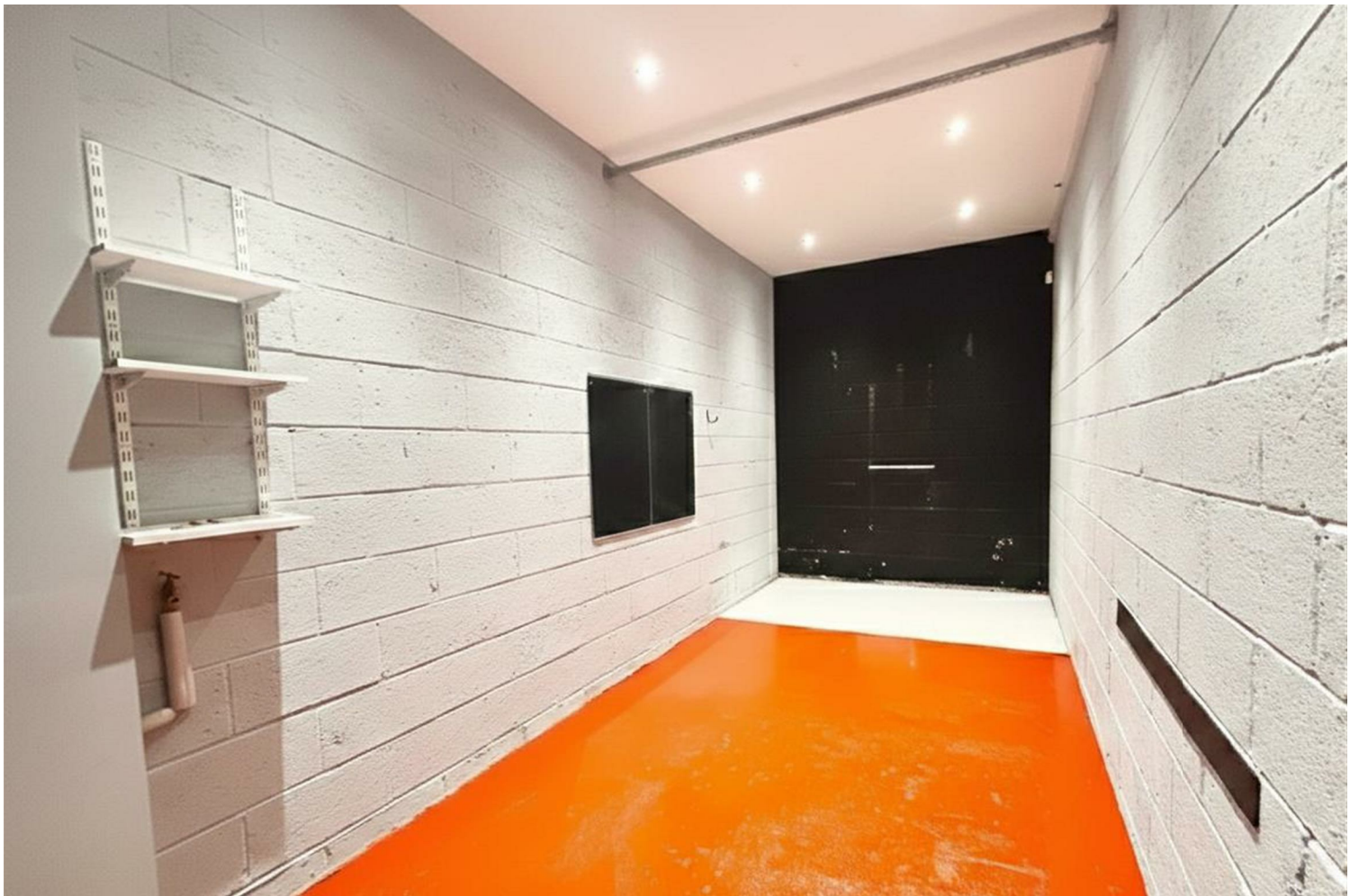
## Bathroom

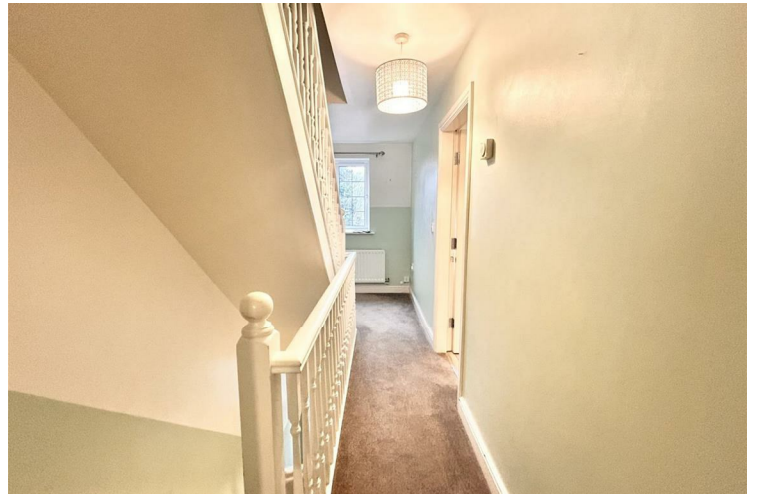
Three piece bathroom suite with bath, wash basin and WC. Tiled walls and flooring, extractor fan and radiator.

## External

to the front there is parking for a single car and the entrance to the garage. To the rear there is a low maintenance garden with tiered patio seating area.



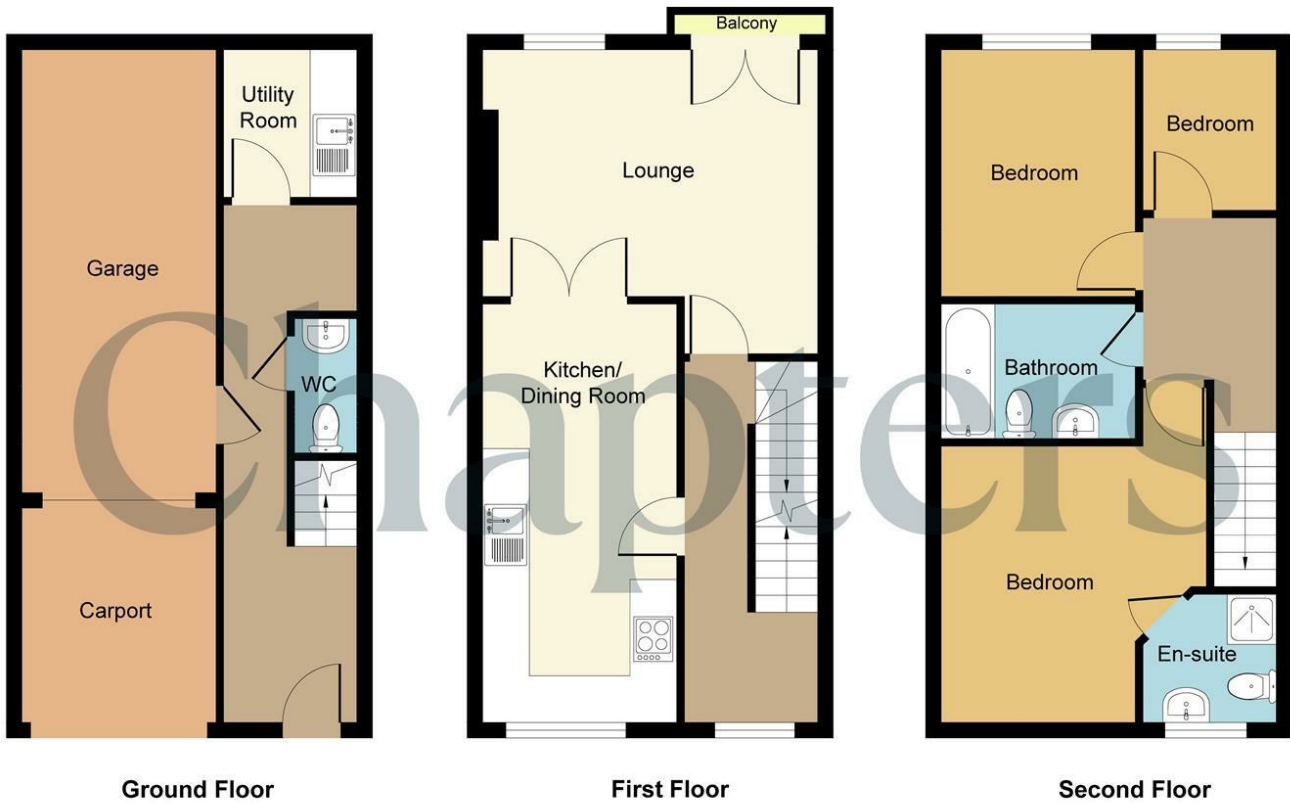




## Additional Information

Local Authority -  
Council Tax - Band C  
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		76	80
(55-68) D			
(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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