

Chapters



**159 PARK CRESCENT
SOWERBY BRIDGE**

**£165,000
FREEHOLD**

Nestled in the charming area of Park Crescent, Sowerby Bridge, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and spacious home. With no onward chain, this property is ready for you to move in and make it your own. The house benefits from a large living room with double doors leading to another reception room which could be used as a dining room, play room, home office. There is a kitchen to the rear of the property and access to the cellar providing good storage. To the first floor there are two bedrooms and house bathroom and to the second floor there is a large bedroom which has the potential to turn into two rooms subject to the relevant planning permissions. The property is situated in a friendly neighbourhood, close to local amenities, schools and transport links, ensuring convenience for daily life. Whether you are a first-time buyer or looking to invest, this home offers a wonderful blend of comfort and potential. Do not miss the chance to view this lovely property in Sowerby Bridge, where you can enjoy both the tranquillity of suburban living and the vibrancy of nearby town life.



• THREE BEDROOMS • MID TERRACE PROPERTY • SOUGHT AFTER LOCATION • LIVING ROOM

Entrance Porch

Access via a UPVC front door leading into the porch which has double glazed windows and door to:

Living Room

Spacious living room with double glazed window to the front, feature fireplace, door to the staircase and double doors to:

Dining Room

The second reception room looks over the rear yard and could have multiple uses. There is a double glazed window to the rear, radiator and door to:

Kitchen

With matching wall and base units along with stainless steel sink and drainer. Space for a freestanding oven, fridge freezer and washing machine included if relevant. Door to the rear yard, double glazed window and door to:

Cellar

With power and lighting, providing storage.

First Floor

Providing access to the bedrooms and bathroom. Staircase leads to the second floor.

Bedroom One

Double room with double glazed window to the front, radiator and fitted wardrobes to one wall providing excellent storage.

Bedroom Two

With window to the rear, radiator and fitted storage.

Bathroom

Three piece modern suite comprising WC, wash basin and L-shaped bath with shower overhead. Frosted double glazed window and part tiled walls.

Second Floor

Bedroom Three

Large bedroom with two skylight windows and two radiators. This room provides potential to create an extra room if required subject to the relevant building regulations and planning permissions.

External

Small yard to the front with gated access and path leading to the front door. On street parking and enclosed paved yard to the rear of the property.



- SEPERATE DINING ROOM • KITCHEN & CELLAR • SET OVER THREE FLOORS • NO ONWARD CHAIN





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		
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

Chapters
40 Wharf Street
Sowerby Bridge
HX6 2AE

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

Chapters