

Chapters



3 WESTGROVE BUILDINGS WHARF STREET

£169,995
FREEHOLD

Situated on Wharf Street in Sowerby Bridge, this beautifully updated two-bedroom townhouse offers stylish and well-presented accommodation with attractive views directly over the River Calder.

The property comprises an entrance hall, a spacious reception room, a modern fitted kitchen, two bedrooms, and a contemporary bathroom. The layout is well suited to a range of buyers, including first-time buyers, professionals, and those looking to downsize. A balcony overlooking the River Calder provides a wonderful outdoor seating area, making the most of the attractive riverside setting.

The property also benefits from allocated off-road parking on a shared driveway, together with an integral garage providing space for a small additional vehicle. Wharf Street is conveniently located within walking distance of Sowerby Bridge town centre, where a range of shops, cafés, restaurants, a gym, swimming pool and other local amenities can be found providing excellent leisure and fitness facilities nearby. The area offers good transport links by road and rail, making it a convenient location for commuters and local residents alike. Overall, this is a well-presented home in a convenient location, with modern interiors, off-road parking, riverside views, and excellent access to local amenities. Early viewing is recommended to fully appreciate everything this property has to offer.



• TWO BEDROOM TOWN HOUSE • BEAUTIFULLY UPDATED • BALCONY WITH VIEWS OF THE RIVER

Entrance

The entrance hallway is accessed via the main entrance door and features tiled flooring, attractive oak-effect plank flooring to the staircase, a small radiator, security alarm keypad and a ceiling-mounted light fitting.

Living Room

13'5" x 12'5"

The living room features Polyflor Camaro Wood White Limed Oak effect plank flooring, a large radiator, and a ceiling-mounted light fitting. French doors with full-height glazed side panels lead onto the balcony, providing attractive views over the River Calder whilst allowing an abundance of natural light to fill the room.

Kitchen

The modern fitted kitchen features quality quartz worktops incorporating a matching breakfast bar and inset sink, complemented by a contemporary teal glass splashback. Recessed LED spotlights, together with colour-changing LED lighting above the wall units, create a stylish and contemporary finish. The kitchen is equipped with an integrated tall fridge-freezer, integrated microwave, single oven, four-ring hob and

tall storage cupboard. Provision has also been made for an integrated washer/dryer, subject to confirmation of inclusion within the sale. The room also benefits from a window providing natural light and a radiator

Second Floor

The staircase and second floor landing are fitted with cream carpet and are served by a ceiling-mounted light fitting. The landing also benefits from a smoke detector and a loft hatch with an integrated ladder, providing access to the roof space.

Bedroom One

13'5" x 10'9"

The bedroom is fitted with a cream carpet and benefits from a radiator and ceiling-mounted light fitting.

Additional bedside string lights are positioned on the rear wall. The room includes a large freestanding five-piece white wardrobe suite providing ample storage, along with a single shelf and a window allowing natural light into the room.

Bedroom Two

The bedroom is fitted with a cream carpet and benefits from a radiator and ceiling-mounted light fitting. The room also features a window providing natural light



• INTEGRAL GARAGE • ALLOCATED PARKING & INTEGRAL GARAGE • MODERN KITCHEN • CLOSE TO LOCAL SCHOOLS AND AMENITIES

and serving as a third-floor fire escape.

Bathroom

The bathroom features tiled flooring and a bath with a shower over, complemented by full-height tiling to the shower area and a shower screen. The suite comprises a WC and wash basin with a wooden worktop.

Additional features include a chrome heated towel rail powered by the central heating system, a ceiling light operated by a pull cord switch, a shaver socket with LED lighting, a mirrored wall cupboard, wall-mounted face mirror, and towel hook. An obscured glazed window provides natural light and privacy.

External

The property benefits from a small external garden area, providing sufficient space for a large outdoor storage box and a table and chairs. The garden extends to the front of the property and continues beneath the balcony area.

To the front of the property there is allocated off-road parking on a shared driveway, together with an integral garage providing space for a small additional vehicle.

Garage

The integral garage is fitted with LED strip lighting, three double power sockets, fixed storage shelving, and a cold-water tap. The property's boiler, stop tap, and consumer unit are all located within the garage. The space provides practical storage and utility facilities. The garage is also suitable for parking a small vehicle.



• GOOD TRANSPORT LINKS • COUNCIL TAX BAND B

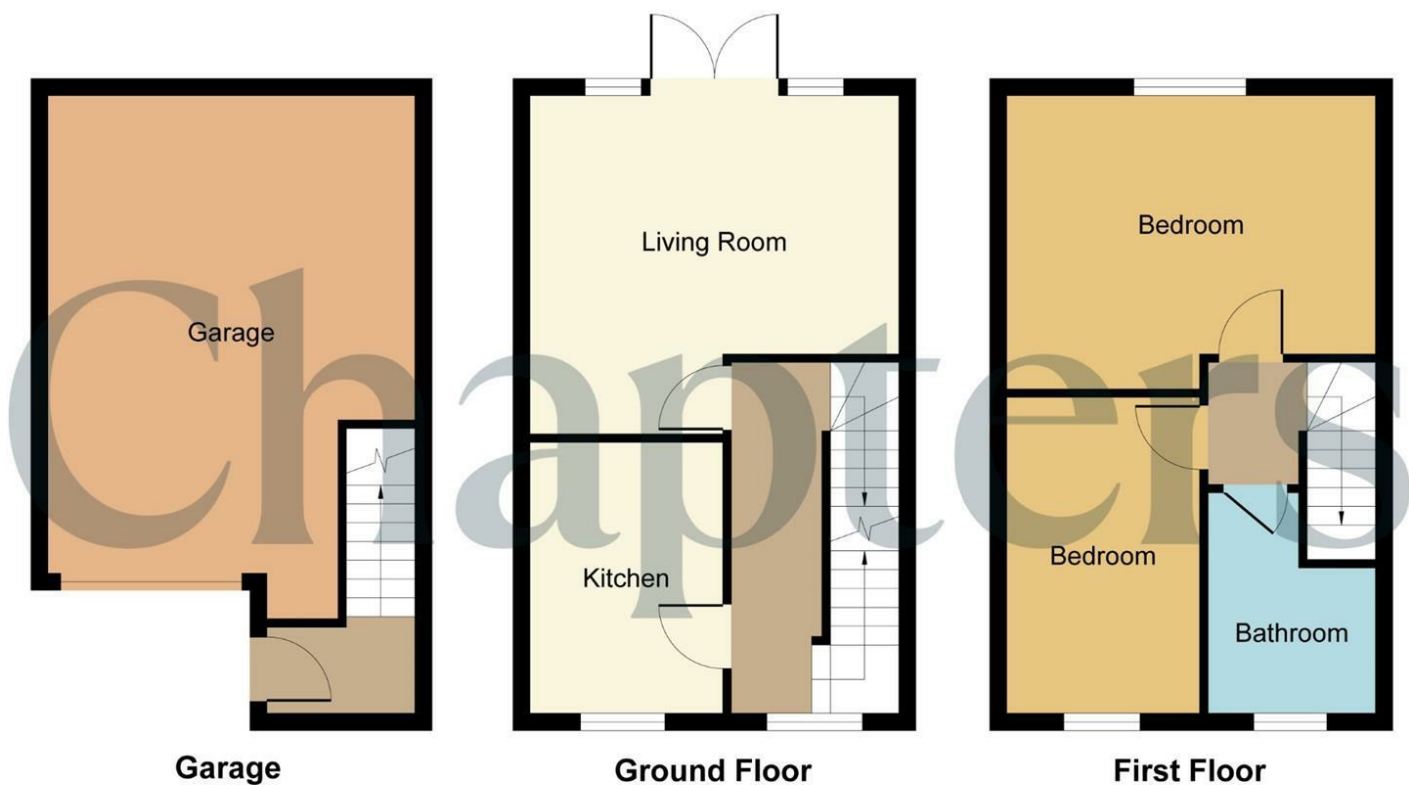




Additional Information

Local Authority - Calderdale
Council Tax - Band B
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		88
(81-91) B		
(69-80) C		
(55-68) D	73	
(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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