



**31 BOSTON STREET
SOWERBY BRIDGE
HX6 1DP**

Offers in the region of:
£135,000



**Central House, Central Street,
Halifax HX1 1HU
Tel: (01422) 341411
www.redwoodsonline.co.uk**

Of particular interest to the first time buyer is this stone built two bedroom through terrace house, on a no through road, with far reaching views to the back. Situated in this popular and convenient location close to local schools, amenities, M62 motorway transport links and within close proximity to the train station. The accommodation has the benefit of both gas central heating and upvc double glazing to the majority of windows. Also briefly comprises: -Wash cellar. Ground floor: - Spacious lounge, kitchen. First floor: -One spacious double bedroom and bathroom and further double attic bedroom. External: Front yard and rear enclosed patio. Offered with the benefit of vacant possession and no chain

Rear entrance lobby

With upvc external door and surround

Wash cellar

With window, Belfast sink unit, radiator and plumbing for automatic washing machine, electrical consumer unit meter and gas meter. Former coal cellar

GROUND FLOOR

Kitchen

3.53 m (11'7) x 2.44 m (8'0) max

With stainless steel sink unit, wall and base cupboards with laminated work surface, gas hob, electric oven, and wall mounted Glow Worm combination gas central heating boiler, plumbing for automatic washing machine/dishwasher and double radiator.

Most spacious lounge

3.95 m (12'11) x 4.47 m (14'8) into alcove

With Adam style fireplace, tiled hearth and inset, cornice, upvc external door and surround and double radiator.

FIRST FLOOR

Landing

Front double bedroom/bedroom 1

4.51 m (14'9) x 3.59 m (11'9)

With built in wardrobe and storage cupboards, original cast iron fireplace with decorative tiles and radiator. Hillside views..



Spacious bathroom

2.76 m (9'0) x 2.86 m (9'4)

Part tiled with three piece suite incorporating bath, pedestal wash hand basin and low flush WC, electric shower over the bath, shower screen, radiator.

SECOND FLOOR - Accessed from the landing by a door and stairs

Overall attic bedroom/bedroom 2

4.52 m (14'10) max x 3.51 m (11'6) max

With Velux double glazed window and double radiator.

External

Enclosed flagged front yard and enclosed rear yard.

Services

All main services are installed. The property has the benefit of both gas central heating and upvc double glazing to the majority of windows. The Council tax band for the property is band A. The Energy Efficiency rating for the property is band D.

Directions

From Sowerby Bridge centre proceed along Wharf Street in the direction of Triangle/Ripponden. Just under the Bridge turn right up Sowerby New Road. Continue past Tesco on the right and follow the road round to the right and up the hill. Boston Street is the fifth turning on the right. The property is on the left hand side towards the end of the street.

Further note

We are informed the property has been re-roofed and insulated in November 2025.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

MONEY LAUNDERING REGULATIONS:

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property

