

Chapters



**19 HANOVER STREET
SOWERBY BRIDGE**

**£130,000
FREEHOLD**

Nestled on Hanover Street in Sowerby Bridge, this delightful end terrace house presents an excellent opportunity for first-time buyers and those seeking a low-maintenance home. The property boasts two well-proportioned bedrooms and a modern bathroom, making it ideal for small families, professionals, or couples. Upon entering, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The house has been fully renovated throughout to a high standard, ensuring it meets contemporary living requirements while retaining its character. Stylish finishes and thoughtful design choices create a comfortable living space that you will be proud to call home. Further benefits include a brand new boiler and new pipework throughout the property, providing added peace of mind for prospective purchasers. One of the standout features of this property is the off-road parking, offering convenience and practicality. The location is also highly desirable, with local schools, amenities, and transport links all within easy reach, making it an excellent choice for a range of buyers. Offered for sale with no onward chain, the property allows for a smooth and straightforward purchase process. Whether you are looking to take your first step onto the property ladder or invest in a rental property, this beautifully presented home combines modern living with a prime location. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.



• FULLY RENOVATED THROUGHTOUT • TWO BEDROOM STONE BUILT TERRACED • OFF ROAD PARKING

Entrance

Entering through a composite door into the living room.

Living Room

Spacious living room with feature stone fireplace, double glazed window to the front of the property, stairs to first floor landing, radiator and door to:

Kitchen

Newly fitted modern kitchen with matching wall and base units, tiled splash backs and integrated appliances such as, fan oven, gas hob and over head extractor hood. Double glazed window to the front of the property, stainless steel sink with draining board and door leading to the cellar. The layout also offers potential space for a dishwasher within the kitchen, while plumbing for a washing machine could be installed in the cellar, which provides a practical and convenient utility area, subject to the purchaser's requirements.

Cellar

Storage cellar with lighting and potential plumbing for a washing machine.

First Floor Landing

The first floor landing has a radiator and doors leading to:

Bedroom Two

Good sized bedroom with double glazed window to the front of the property and radiator.

Bedroom One

Spacious Double bedroom with double glazed window to the front of the property and radiator.

Bathroom

Newly fitted bathroom with walk in shower cubicle, wash basin set to a vanity unit and WC. There is a heated towel radiator and an wall mounted extractor fan.

External

To the front of the property there is on street parking and a space for of road parking for one vehicle to the side.



• AVAILABLE WITH NO ONWARD CHAIN • COUNCIL TAX BAND A • IDEAL FOR FIRST TIME BUYERS OR INVESTORS



• CLOSE TO LOCAL SCHOOLS AND AMENITIES • EXCELLENT TRANSPORT LINKS






Additional Information

Local Authority - Calderdale
Council Tax - Band A
Viewings - By Appointment
Only

Floor Area - sq ft
Tenure - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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