Chapters



2 WESTGROVE BUILDINGS WHARF STREET

£170,000
FREEHOLD

Situated in a desirable location in Sowerby Bridge, this attractive property offers spacious accommodation arranged over three floors, enjoying lovely views over the River Calder.
The property benefits from a spacious living room with access to a balcony, two double bedrooms, a modern recently fitted bathroom and a well-appointed kitchen. Externally, there is a low-maintenance front garden, integral garage and an additional allocated parking space to the rear. Conveniently located close to Sowerby Bridge town centre, the property is ideally positioned for local amenities and benefits from excellent transport links to surrounding towns and cities. Offering attractive riverside views, generous living space and excellent parking, this property is not to be missed. Contact us today to arrange your viewing!





• TWO BEDROOM TOWN HOUSE • POPULAR LOCATON • CLOSE TO SOWERBY BRIDGE TOWN CENTRE

Entrance

Accessed via a modern composite entrance door, the entrance hall provides a welcoming introduction to the property. The hallway benefits from a radiator and a staircase leading to the first-floor landing.

First Floor Landing

The first-floor landing benefits from a radiator and a double-glazed window to the rear elevation, allowing natural light to fill the space. From here, access is provided to the living room and kitchen, with a further staircase leading to the second-floor landing.

Living Room

A spacious and well-presented living room offering attractive views over the river. The room benefits from a feature media wall incorporating a contemporary electric fire, creating an attractive focal point. Double doors open directly onto the balcony, providing an ideal space to enjoy the riverside outlook. Further features include a radiator and plenty of natural light, creating a bright and welcoming living space.

Kitchen

A well-appointed kitchen fitted with a range of matching wall and base units, complemented by tiled splashbacks. The kitchen benefits from a stainless-steel sink with drainer, integrated oven and induction hob with extractor hood above, recently installed. There is also an integrated dishwasher, plumbing for a washing machine and space for a fridge/freezer. Further features include a radiator and a double-glazed window to the rear elevation, providing natural light to the room.

Second Floor

Bedroom One

A spacious double bedroom enjoying attractive views of the river through a double-glazed window to the front elevation. The room benefits from a built-in sliding wardrobe, providing useful storage, and a radiator. A comfortable and well-proportioned principal bedroom.

Bedroom Two

A well-proportioned double bedroom featuring a double-glazed window to the rear elevation, which also serves as a fire escape window, and a radiator. The room further benefits from access to a fully boarded loft space via a wooden drop-down ladder, providing useful additional storage complete with lighting.





• VIEWS OVER THE RIVER CALDER • CLOSE TO LOCAL SCHOOLS AND AMENITIES • INTEGRAL GARAGE

Bathroom

A recently fitted, contemporary bathroom finished to a high standard, featuring partially tiled walls and a frosted double-glazed window to the rear elevation. The suite comprises a bath with an overhead shower and glass shower screen, wash basin and WC set within a stylish vanity unit. Further features include a heated illuminated mirror, heated towel radiator, extractor fan and inset spotlighting. The bathroom also benefits from a useful built-in storage cupboard, providing additional practicality.

External

To the front of the property is a good-sized, low-maintenance garden, featuring a pebbled area complemented by a selection of mature shrubs. The garden enjoys attractive views over the River Calder and benefits from an external water tap. To the rear of the property is an allocated second parking space, providing valuable additional off-road parking alongside the integral garage.

Garage

A spacious integral garage offering ample room for one vehicle, alongside useful additional storage space. The garage benefits from power and lighting, a wall-mounted boiler, hot and cold water supply, built-in shelving and convenient under-stairs storage. There is also additional space for a fridge/freezer, making this a highly practical and versatile area.

Anti-Money Laundering

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.





• OFF ROAD PARKING • WELL PRESENTED THROUGHOUT • GOOD TRANSPORT LINKS



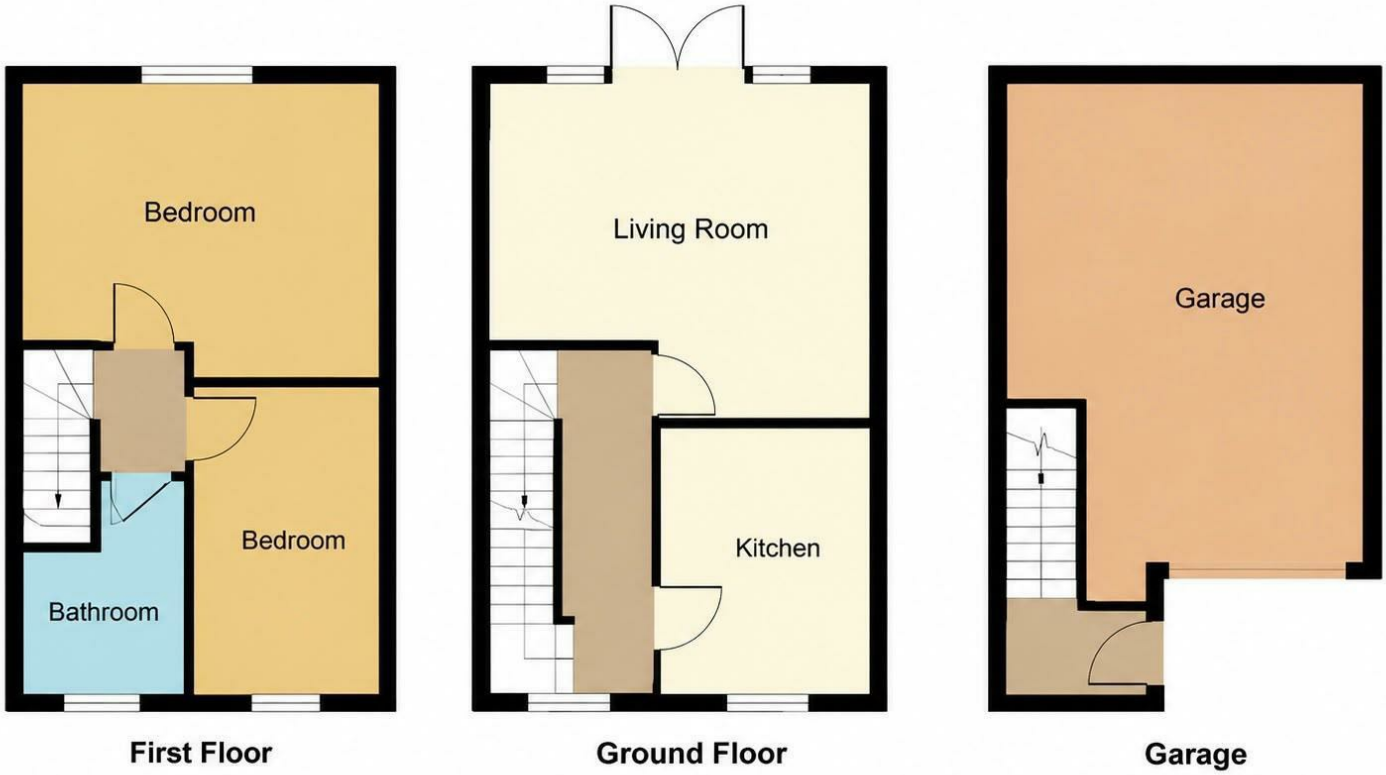




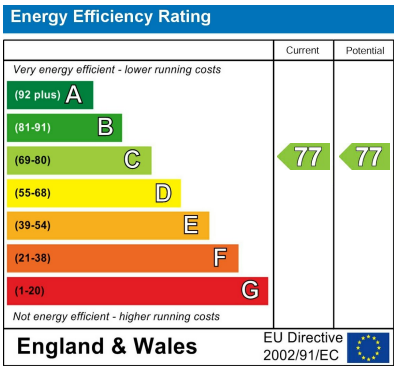


Additional Information

Local Authority	-	Calderdale	**Floor Area**	-	sq ft
Council Tax	-	Band B	**Tenure**	-	Freehold
Viewings	-	By Appointment Only			







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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