



**Arnold Street, Sowerby Bridge HX6 2NQ**

*welcome to*

**Arnold Street, Sowerby Bridge**

Well-presented two-bedroom mid-terrace home in Sowerby Bridge, set over three floors with spacious living, cellar storage and potential to create a third bedroom. Yard space and ideally located close to local amenities and transport links.



Situated in the popular area of Sowerby Bridge, this well-presented two-bedroom mid-terrace property offers spacious accommodation arranged over three floors.

The property is entered via the ground floor, which comprises a bright and welcoming lounge with a large front-facing window allowing for plenty of natural light. The kitchen has been well maintained, featuring a range of wall and base units. There is access to a useful cellar, providing dry storage space and benefiting from lighting.

To the first floor is a generous master bedroom, complete with ample built-in wardrobes offering excellent storage, along with a large window to the front. The bathroom comprises of a WC, wash hand basin, and a bath with overhead shower.

To the second floor is a further spacious bedroom with built-in storage and a Velux window. This room offers potential to be converted into two bedrooms, subject to the relevant building regulations.

Externally, the property benefits from a front yard area, ideal for sitting out, along with on-street parking.

Conveniently located, the property is within close proximity to well-regarded local schools, amenities, and excellent transport links. A viewing is highly recommended.

### **Lounge**

14' 10" x 12' 10" ( 4.52m x 3.91m )

### **Bedroom One**

19' 2" x 14' 10" ( 5.84m x 4.52m )

### **Bedroom Two**

14' 9" x 11' 3" ( 4.50m x 3.43m )

### **Bathroom**

9' 2" x 7' 5" ( 2.79m x 2.26m )

### **Kitchen**

12' x 5' 10" ( 3.66m x 1.78m )



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## Arnold Street, Sowerby Bridge

- \*\*\* Guide Price £130,000 - £140,000 \*\*\*
- Two Bedroom Mid Terrace Property
- Well Maintained Kitchen With Cellar Storage
- Potential To Convert Into Three Bedrooms (subject to the relevant building regulations)
- Convenient Location Close To Amenities And Transport Links

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£130.000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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