



2, Canal Mills, Wakefield Road,

Sowerby Bridge, HX6 2UX

Offers In The Region Of £100,000 Freehold





Occupying a convenient position just off Wakefield road along the canal side, 2 Canal Mills is a deceptively spacious two-double bedroom property suiting first-time-buyers and buy-to-let investors alike.

Location

The property is located off Wakefield Road between Copley and Sowerby Bridge. There are a range of amenities in Sowerby Bridge via Wharf Street including shops, restaurants, bars, and highly regarded primary and secondary schools. It is also a convenient location for commuting with bus station in Halifax and trains stations in both Sowerby Bridge and Halifax, offering links to Leeds, Manchester and London.

Accommodation

Access is gained through a timber door into the entrance hallway. The door to your right takes you through to the spacious lounge showcasing exposed beams, with two windows to the front elevation allowing for natural light. A gas fire sits at the focal point with stone surround.

The kitchen/diner offers a range of bespoke wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Integrated appliances include an oven and four-ring hob with extractor above. A staircase rises to the first floor.

Upstairs, the spacious principal bedroom has a large window to the front elevation enjoying an outlook towards the countryside and has a feature fireplace to the focal point. Similar to the principal bedroom, the second bedroom is another spacious double enjoying the same far-reaching views. The house bathroom is part-tiled and has a three-piece suite comprising a w/c, pedestal wash-hand basin and a panelled bath with overhead shower attachment.

Council tax band: A
EPC rating: D
Ground rent: N/A
Service charge: N/A



Total area: approx. 67.8 sq. metres (730.3 sq. feet)

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