

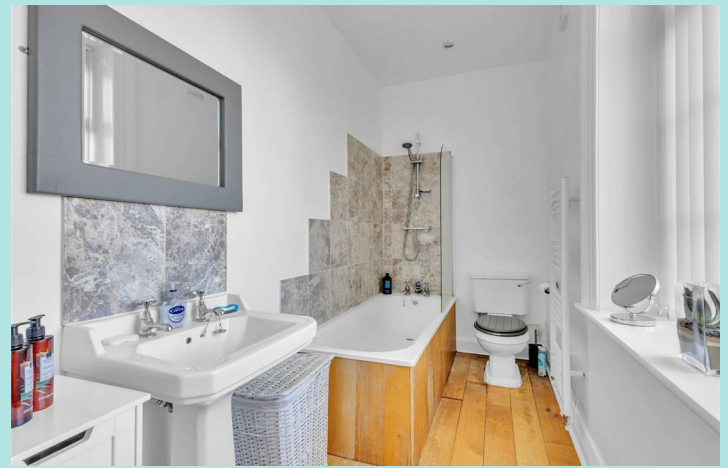
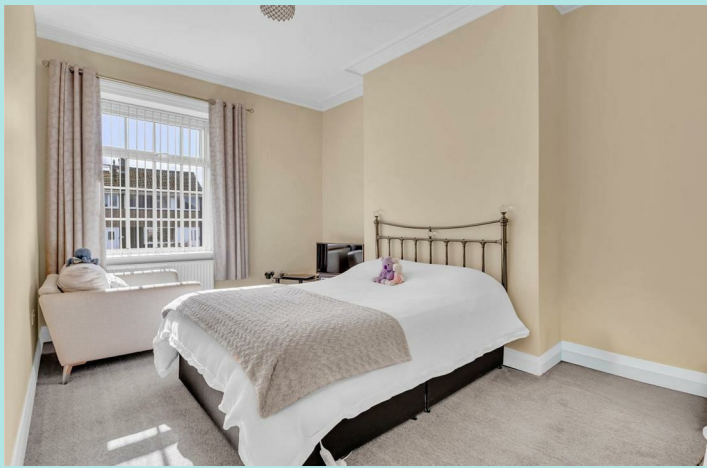


30 Towngate

Sowerby Bridge, HX6 1HT

Offers In Excess Of £275,000 Freehold





Situated in the sought-after area of Sowerby Bridge, this stone-built semi-detached home is offered with no upper chain. The property features high ceilings, gas central heating and uPVC double glazing throughout. The accommodation includes three bedrooms - two doubles and a single - making it well suited to families or home working. Additional benefits includes a vaulted cellar providing useful storage, a detached garage, and an enclosed rear garden with far-reaching views. Contact us to arrange a viewing.

Location

The property is located on Towngate in Sowerby Bridge, close to the junction with Stocks Lane and St Peter's Avenue. The garage is accessed from Queens Street at the rear. Local amenities include St Peter's Church, Trinity Academy St Peter's Primary School, and a parade of shops including a grocery store, laundry, hairdressers and takeaways. Further amenities are available in the centre of Sowerby Bridge including supermarkets, bars and restaurants, and the railway station.

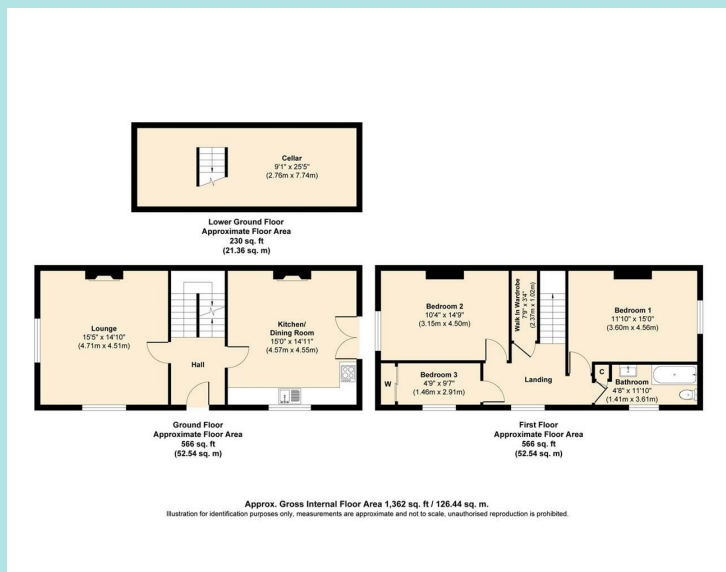
Accommodation

A timber door opens into an inviting entrance hall with an open staircase leading up to the first floor and useful understairs storage cupboards with sliding doors. The electric fuse box and meter are located within smaller fitted cupboards, and a trap door accesses the useful vaulted cellar room with stone flagged floor.

The generous lounge enjoys dual aspect windows, period coving and skirting, and the central feature is a coal effect gas stove set upon a stone hearth within an Inglenook style fireplace with stone lintel above. A spacious dining kitchen enjoys a good range of base, wall and drawer units with complementary work surfaces which incorporate a stainless steel sink and drainer with mixer tap over, and four ring electric hob with extractor hood above. There is an integrated electric oven, an integrated under counter fridge, and plumbing for a washing machine. The room benefits from period coving and skirting, a coal effect gas stove set within an inglenook fireplace with stone hearth and timber mantle above, tiled splashbacks and French doors which lead out to the enclosed rear garden.

Continuing up to the first floor landing where there is a useful walk-in wardrobe cupboard with both shelving and hanging space. The principal bedroom is a spacious double with period coving and skirting, and a window overlooking the rear garden. The adjacent house bathroom provides a white suite comprising: wash hand basin, WC and bath with shower ver and glass shower screen. With tile splashbacks, a heated towel rail and an airing cupboard which houses the water tank and provides storage. There are two further bedrooms, a double with period coving and skirting and a window to the front elevation, and an adjacent single bedroom with a window to the side elevation and fitted wardrobe with sliding doors.

Accessed via the French doors from the kitchen, a small set of steps leads down to a stone paved patio area and a raised stone wall bedding area with mature rose bushes, plants and shrubs. There is a further paved stone paved patio, an area of lawn with borders of further mature plants and rose bushes, a small decked seating area, and a pebble area with further plants and shrubs. The detached single garage is accessed via Queen Street to the rear and has a pedestrian door to the rear with steps which lead up into the garden. It has power and light with an up and over door.



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

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