



15 Long Bottom Avenue, Sowerby Bridge, HX6 1LA

£230,000

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Situated at the end of a cul-de-sac in the desirable area of Sowerby Bridge, this well-presented three-bedroom semi-detached property offers spacious accommodation across three floors, having been extended to the rear by the current owners. The property boasts three double bedrooms, with two bedrooms and the house bathroom to the first floor, and a further double bedroom occupying the second floor. Ideally suited to a first-time buyer or growing family, the property is conveniently located for a range of local amenities, schools and commuter links. Externally, the property benefits from a low maintenance garden to the rear, and a flagged driveway, providing off street parking.

Internal viewings are highly recommended to truly appreciate what the homes has to offer.





GROUND FLOOR

Entrance Hall

Access via a door into the entrance hall, where there is a central heating radiator, access to the living room and stairs rising to the first floor.

Living Room

13'8 x 12'3 (4.17m x 3.73m)

The focal point of the room is the electric fire, there is also a central heating radiator and a uPVC double glazed window to the front elevation. Double doors lead into the kitchen.

Kitchen

15'3 x 12'9 (4.65m x 3.89m)

A spacious kitchen fitted with a range of wall, drawer and base units, complemented by laminate work surfaces and a black sink and drainer with tiled splashbacks. There is space and plumbing for a washing machine and dishwasher, space for a gas hob and oven, along

with space for a freestanding fridge freezer. The kitchen also benefits from a breakfast island with power points, a central heating radiator and a uPVC double glazed window to the rear elevation. uPVC double glazed French doors provide access to the rear garden, and there is a useful understairs storage cupboard housing the boiler.

FIRST FLOOR

Landing

Providing access to two bedrooms and the house bathroom, and stairs provide access the second floor. There is a central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom

16'6 x 8'9 (5.03m x 2.67m)

A spacious bedroom featuring a bespoke fitted wardrobe with mains lighting, a central heating radiator and uPVC double glazed French doors to the rear elevation, opening onto a Juliet balcony.





Bedroom

9'10 x 9'5 (3.00m x 2.87m)

Having a central heating radiator and a uPVC double glazed window to the front elevation.

Bathroom

A four piece suite comprising a low flush WC, pedestal wash hand basin, a corner panelled bath, and a corner shower with rainfall shower head attachment. There is tiling to the splashbacks, a heated towel rail and a uPVC double glazed obscure window to the rear elevation.

SECOND FLOOR

Bedroom

A spacious double bedroom with restricted head height, having a central heating radiator, a uPVC double glazed window to the rear elevation and a Velux window to the front elevation. The room also benefits from useful eaves storage points.

OUTSIDE

To the front, the property benefits from a flagged driveway providing off-street parking for two vehicles. A flagged pathway runs along the side of the property, where an external electric point is located, and leads through to the rear garden. To the rear, there is a low-maintenance, fully flagged garden, providing an ideal space for outdoor seating and entertaining.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

From Sowerby Bridge Town Hall on Town Hall Street, head over the bridge onto West Street and take the first right onto Sowerby Street. Follow the road uphill and round to the right, where it becomes Sowerby New Road. Continue for approximately one mile before turning left onto Pollit Avenue. Take the first right onto Long Bottom Avenue and follow the road round, where the property can be found on the left-hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

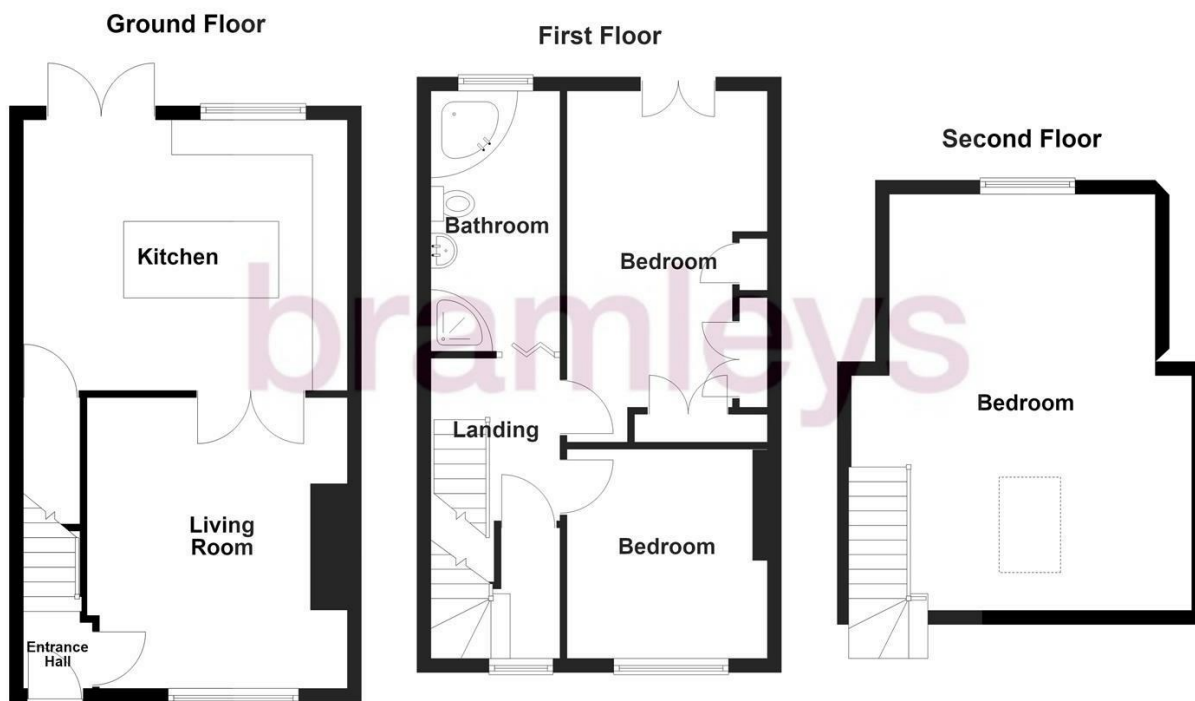
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.









NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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