



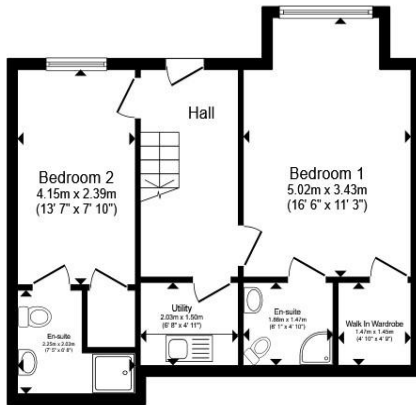
Bright Street, Sowerby Bridge HX6 2EU

welcome to

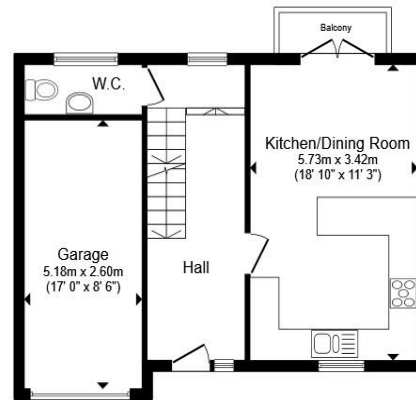
Bright Street, Sowerby Bridge

A well presented and spacious family home. Briefly comprising of five double bedrooms-two with en suite, spacious kitchen/diner, lounge, utility room, family bathroom, single garage, spacious gardens to the rear and off road parking.

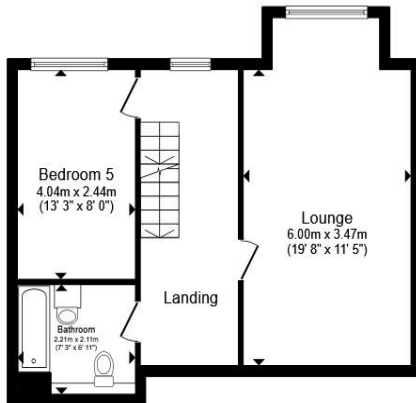




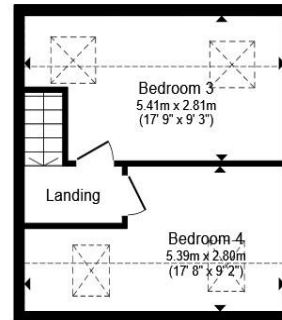
Basement Level



Ground Floor



Lower Ground Floor



First Floor

Total floor area 178.4 m² (1,920 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Lounge

19' 8" x 11' 5" (5.99m x 3.48m)

Kitchen/Diner

18' 10" x 11' 3" (5.74m x 3.43m)

Downstairs W/C

Utility

Bedroom One W/En Suite

16' 6" x 11' 3" (5.03m x 3.43m)

Bedroom Two W/En Suite

13' 7" x 7' 10" (4.14m x 2.39m)

Bedroom Three

17' 9" x 9' 3" (5.41m x 2.82m)

Bedroom Four

17' 8" x 9' 2" (5.38m x 2.79m)

Bedroom Five

13' 3" x 7' 3" (4.04m x 2.21m)

Family Bathroom

7' 3" x 6' 11" (2.21m x 2.11m)

Garage

17' x 8' 6" (5.18m x 2.59m)

Disclaimer

welcome to

Bright Street, Sowerby Bridge

- Five Generous Double Bedrooms including two en-suite rooms
- Beautifully Presented & Spacious Accommodation throughout
- Excellent Off-Street Parking providing ample space for multiple vehicles
- Private, Enclosed Rear Garden ideal for families, entertaining or relaxing
- Prime Location close to well-regarded schools, local amenities and major transport links

Tenure: Freehold EPC Rating: C
Council Tax Band: D



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SWB109216



Property Ref:
SWB109216 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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