



Mount Street, Sowerby Bridge HX6 2QX

welcome to

Mount Street, Sowerby Bridge

A fantastic renovation opportunity! A two-bedroom mid-terrace in a sought-after Sowerby Bridge location, close to local amenities and offering excellent potential for first-time buyers, investors or project seekers. Includes a spacious lounge, kitchen, cellar and ample on-street parking.



Offered to the market with fantastic potential throughout, this two-bedroom mid-terrace property is located in the heart of Sowerby Bridge, enjoying a convenient position close to an excellent range of local amenities, transport links, shops, bars, restaurants and schools, whilst being tucked away on a quiet residential street.

Requiring modernisation, this property presents an excellent opportunity for purchasers to create a home tailored to their own tastes and requirements. Whether you are an investor seeking your next project, a first-time buyer looking to get onto the property ladder, or a buyer searching for a property to renovate and add value to, this home offers endless possibilities.

The accommodation briefly comprises a spacious living room, providing plenty of room for relaxing and entertaining, a kitchen and a large cellar space, offering excellent storage potential or scope for further development.

To the first floor is a large double bedroom, a second bedroom, and a family bathroom.

Externally, the property benefits from its position on a quiet street with ample on-street parking available nearby.

Properties with this level of potential in such a sought-after location rarely remain on the market for long. Offering the perfect opportunity to modernise and create a home exactly how you want it, early viewing is highly recommended to avoid disappointment.

Lounge

13' 5" x 14' 6" (4.09m x 4.42m)

Kitchen

6' 9" x 8' 4" (2.06m x 2.54m)

Cellar

Bedroom 1

11' 9" x 14' 6" (3.58m x 4.42m)

Bedroom 2

6' 7" x 8' 8" (2.01m x 2.64m)

Bathroom



view this property online williamhbrown.co.uk/Property/SWB109430



welcome to

Mount Street, Sowerby Bridge

- Two Bedroom Mid-Terrace Property
- Fantastic Renovation Opportunity
- Ideal for First-Time Buyers & Investors
- Spacious Living Room
- Large Cellar With Further Potential

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£90,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SWB109430



Property Ref:
SWB109430 - 0002

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.



william h brown



01422 833553



sowerbybridge@williamhbrown.co.uk



14 Wharf Street, SOWERBY BRIDGE, West
Yorkshire, HX6 2AE



williamhbrown.co.uk