



Rooley Heights, Sowerby Bridge HX6 1HR

welcome to

Rooley Heights, Sowerby Bridge

A well-proportioned three-bedroom mid-terrace home with off-road parking for multiple vehicles and an enclosed rear garden. Featuring a spacious lounge, fitted kitchen with garden access, and three bedrooms, the property also benefits from a useful outbuilding offering storage or conversion potential



Situated in a convenient residential location, this three-bedroom mid-terrace property offers well-proportioned accommodation throughout, benefiting from off-road parking for multiple vehicles and an enclosed rear garden.

The property is entered via a useful entrance area, ideal for coats and shoes, leading into the lounge. The lounge is neutrally decorated and features an electric wall-mounted fire, with windows to both the front and rear elevations allowing for plenty of natural light.

The kitchen is fitted with a range of wall and base units, incorporating an oven, gas hob with extractor over, and a stainless steel sink and drainer. There is tile-effect flooring underfoot and a window to the rear aspect providing views over the garden, along with a door giving direct access outside.

To the first floor, the principal bedroom is a spacious double positioned to the front. The second bedroom is also a generous double with a front-facing window, while the third bedroom is a single room with a rear aspect and useful storage cupboard.

The bathroom is fitted with a bath and overhead shower, wash hand basin and towel radiator, with a separate WC located adjacent.

Externally, the rear garden is enclosed and mainly laid to lawn, with the added benefit of a solid outbuilding offering excellent storage or potential for conversion, subject to the necessary permissions.



view this property online williamhbrown.co.uk/Property/SWB109429



welcome to Rooley Heights

- Three Bedroom Mid-Terrace Property
- Off-Road Parking For Multiple Vehicles
- Spacious Lounge With Dual Aspect Windows
- Enclosed Rear Garden With Outbuilding
- Convenient Location With Excellent Public Transport Links And Schools

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

offers in the region of
£140,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SWB109429



Property Ref:
SWB109429 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01422 833553



sowerbybridge@williamhbrown.co.uk



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



williamhbrown.co.uk