



Edward Street, Sowerby Bridge HX6 2NJ

Not for marketing purposes INTERNAL USE ONLY

welcome to

Edward Street, Sowerby Bridge

This well-maintained three-bedroom end-terrace home is situated in a popular residential area. Benefitting from front and rear patio gardens, well-proportioned bedrooms and attractive views over the neighbouring park, perfect for a range of buyers.



Kitchen/Dining Room

15' 9" x 9' 11" (4.80m x 3.02m)

Lounge

16' 5" x 11' (5.00m x 3.35m)

Bedroom 1

17' 10" x 14' 1" (5.44m x 4.29m)

Bedroom 2

13' 4" x 9' 11" (4.06m x 3.02m)

Bedroom 3

11' 5" x 11' 1" (3.48m x 3.38m)

Cellar

10' 11" x 14' (3.33m x 4.27m)

Bathroom**Disclaimer**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Edward Street, Sowerby Bridge

- Three-Bedroom End Through Terrace Property
- Excellent Potential to Add Value Through Renovation
- Cellar Space Offering Further Scope
- Garden Space & On-Street Parking
- Close to many local amenities

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

offers over
£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SWB109631 - 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.

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