



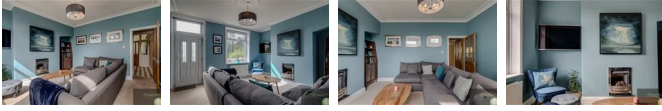
7 Willow Terrace, Sowerby Bridge, HX6 2JN

£235,000

Offered FOR SALE is this well presented spacious FOUR bedroom stone built mid terrace with stunning views to the front. Situated in Sowerby Bridge, just a short walk to the town centre and train station, accommodation comprises; Lounge, inner lobby, dining kitchen and rear lobby. Cellar. To the first floor; landing, two double bedrooms and modern shower room. To the second floor; landing and two further double bedrooms. Gardens front and rear. On street parking. The property benefits from Upvc double glazing and gas central heating. Close to the amenities of Sowerby Bridge, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Lounge 13'1" x 13'11" (4 x 4.25)



Two radiators, living flame gas fire inset to chimney breast. Cornice to ceiling, ceiling rose and wall light. Upvc obscure double glazed door with Upvc double glazed panel above and Upvc double glazed window to front.

Inner Lobby

Staircase access to first floor and door to dining kitchen;

Dining Kitchen 12'3" max x 13'11" max (3.75 max x 4.25 max)



Having a range of wall and base units with laminate worktop and laminate splashback. Plumbing for washing machine, stainless steel one and half sink and drainer, space for fridge freezer. Space for 'Range' oven with glass splashback and extractor fan. Coving to ceiling, Upvc double glazed window to rear, radiator and storage cupboard. Door to rear lobby and door to staircase access to lower ground floor.

Rear Lobby

Upvc obscure double glazed door with Upvc obscure double glazed panel above to rear. Part wood paneled wall.

Lower Ground Floor

Cellar 12'9" max x 13'11" max (3.9 max x 4.25 max)



Power and light. Electric meter, fusebox and gas meter. Upvc obscure double glazed door with cat flap and Upvc obscure double glazed window to

rear. Plumbing for washing machine, belfast sink and 'Glow-worm' wall mounted condensing combi boiler.

First Floor

Landing



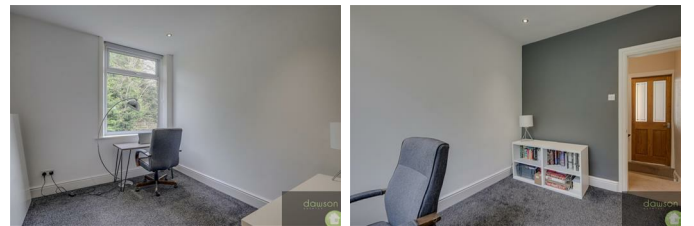
Staircase access to second floor and doors to shower room and bedrooms;

Bedroom One 13'1" x 13'11" (4 x 4.25)



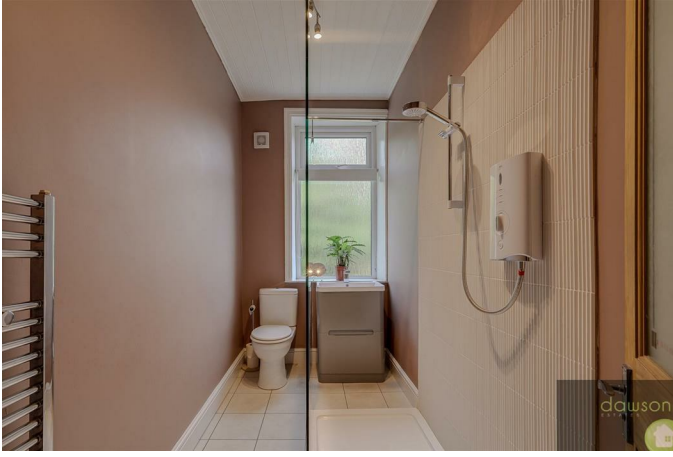
Double bedroom with radiator, coving to ceiling and Upvc double glazed window to front affording the superb views. Mobile room stat.

Bedroom Two 8'8" x 10'0" (2.65 x 3.05)



Double bedroom with radiator, spotlights and Upvc double glazed window to rear.

Shower Room 4'11" x 10'0" (1.5 x 3.05)



Modern three piece suite comprising low flush w.c. sink with vanity unit and double walk in shower with tiled splashback and electric 'Mira' shower. Tiled floor, chrome heated towel radiator, extractor fan and wood paneled ceiling. Upvc obscure double glazed window to rear.

Second Floor

Landing

Doors to bedrooms;

Bedroom Three 12'1" max x 13'11" max (3.7 max x 4.25 max)



Double bedroom with radiator, air vent and telephone point. Upvc double glazed dormer window to front affording the superb views.

Bedroom Four 13'9" max x 13'11" max (4.2 max x 4.25 max)



Double bedroom with radiator, fitted wardrobe with sliding doors, wooden double glazed velux window. Laminate floor and undereaves storage.

External



To the front is an enclosed pebbled garden with

stone path to front door. To the rear is an enclosed patio garden with cobbled access road and further patio area over the access road.

Parking

On street parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

TBC

Council Tax Band

B

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

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.

Mortgages

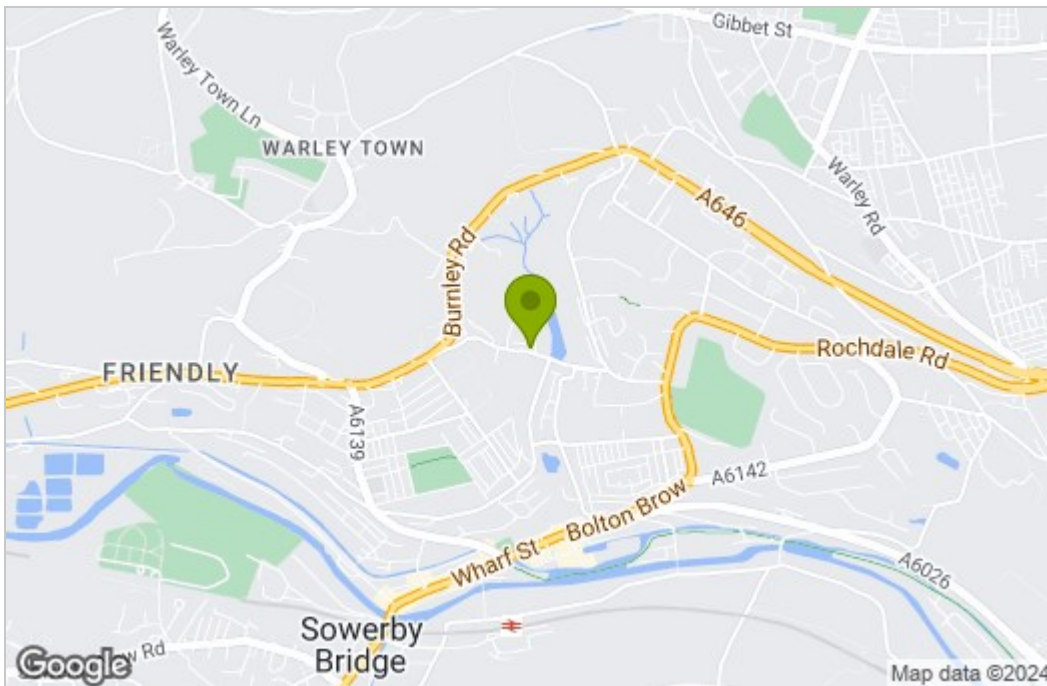
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan



Total area: approx. 132.3 sq. metres (1424.1 sq. feet)

Area Map



Energy Efficiency Graph

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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.