



50 Pollit Avenue, Sowerby Bridge, HX6 1LE

£155,000

Offered FOR SALE is this well presented THREE bedroom semi-detached property in the popular area of Sowerby. Accommodation comprises; Entrance lobby, lounge, dining kitchen. To the first floor; landings, three bedrooms and bathroom. Gardens front and rear with stunning views. On street parking. The property has the benefit of Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Lobby

Upvc obscure double glazed door with Upvc obscure double glazed panel above to front. Staircase access to first floor and door to lounge;

Lounge 12'9" x 13'5" (3.9 x 4.1)



Upvc double glazed window to front, radiator and insert to chimney breast with base, surround and fireplace. Door to dining kitchen;

Dining Kitchen 5'6" x 15'8" (1.7 x 4.8)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Space for fridge/freezer and cooker, stainless steel one and a half sink and drainer and plumbing for washing machine. Radiator, fusebox and understairs storage. Upvc double glazed windows and Upvc obscure double glazed door and panel above to rear.

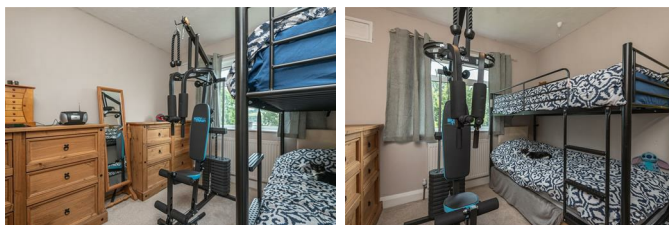
First Floor

Landing



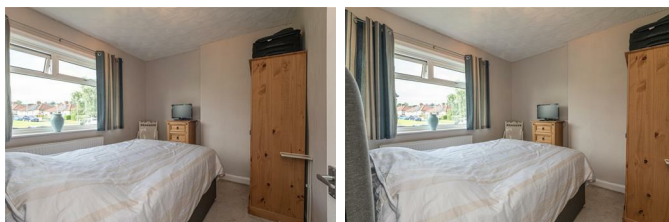
Programmer/room stat and loft hatch with drop down ladder. Doors to bathroom and bedrooms;

Bedroom One 9'2" x 10'2" (2.8 x 3.1)



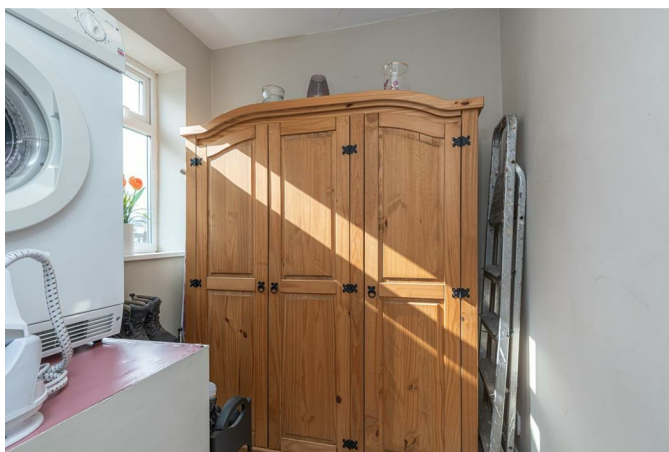
Double bedroom with radiator and Upvc double glazed window to rear.

Bedroom Two 9'2" x 9'2" (2.8 x 2.8)



Double bedroom with radiator and Upvc double glazed window to front.

Bedroom Three 5'10" x 6'6" (1.8 x 2.0)



Single bedroom with Upvc double glazed window to side.

Bathroom



Three piece suite comprising low flush w.c. pedestal wash basin and bath, glass shower screen

and overhead rainfall shower. Part tiled walls, Upvc obscure double glazed window to rear and extractor fan. Chrome heated towel radiator

External



Artificial lawn and paved front garden. External light. To the rear is a lawn and decked garden. Three wooden sheds, gas and electric meter.

Parking

On street parking

Tenure

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

Energy Rating

C

Council Tax Band

A

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.

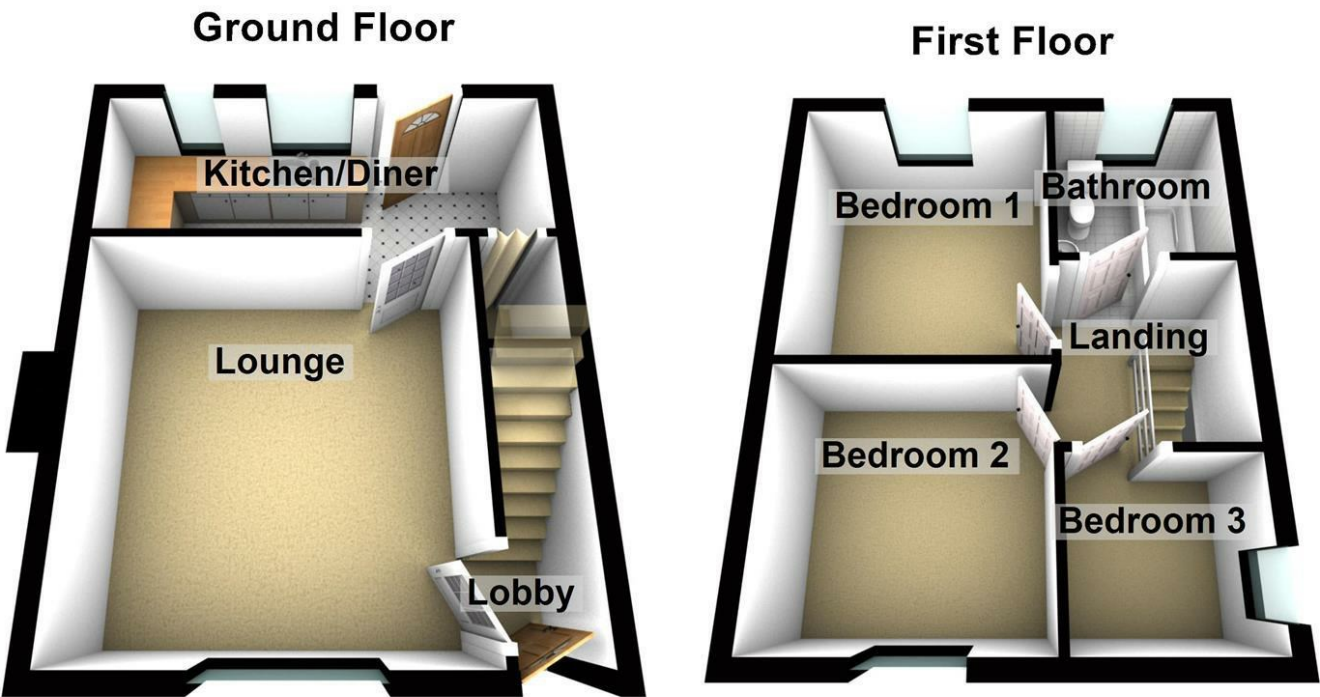
Boundaries & Ownerships

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.**

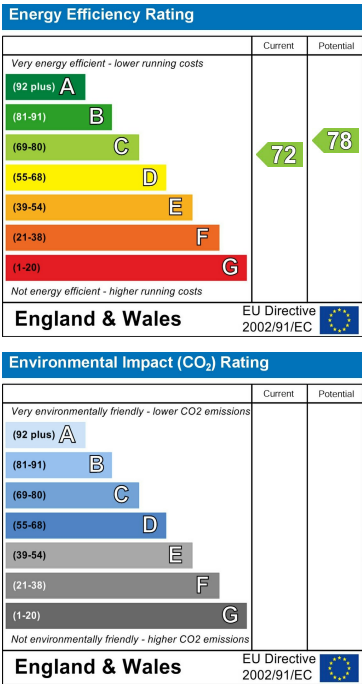
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.