



MARINE HOUSE EAST PARADE SOWERBY BRIDGE

£250,000
FREEHOLD

Situated in a convenient and popular location on East Parade, Sowerby Bridge, this three-bedroom link-detached property offers spacious and versatile accommodation with excellent potential to improve and create a wonderful family home. The property benefits from two reception rooms, three bedrooms and a private rear garden, along with a large loft space offering potential for conversion to create additional living accommodation. Within walking distance of Sowerby Bridge town centre, the property is close to local schools, shops and amenities, with excellent transport links providing easy access to surrounding towns and cities. Offering plenty of potential, this is an excellent opportunity for buyers looking to put their own stamp on a property and create a home to suit their own taste and requirements. Early viewing is highly recommended to fully appreciate the potential this property has to offer, don't miss the opportunity to make it your own.



• LINK DETACHED PROPERTY • THREE BEDROOMS • PRIVATE REAR GARDEN • TWO RECEPTION ROOMS

Entrance

Accessed via a UPVC door, the entrance hallway features a frosted double-glazed window to the front, stairs rising to the first-floor landing, a radiator and a useful under-stairs storage cupboard with lighting.

Doors leading to:

Dining Room

Double-glazed bay window to the front, gas fire with surround and radiator.

Kitchen

Fitted with a range of matching wall and base units, stainless steel sink and drainer, space for a freestanding gas cooker and fridge freezer. Tiled splashbacks and part-tiled walls, with a UPVC door and frosted double-glazed window providing access to the side of the property.

Living Room

Spacious living room featuring a gas fire with surround, radiator and double-glazed door leading to the conservatory.

Conservatory

Providing useful additional space, with tiled flooring,



plumbing for a washing machine, space for a tumble dryer and a single-glazed door leading out to the rear garden.

First Floor Landing

Doors to:

Bedroom One

Spacious double bedroom with fitted wardrobes, radiator, gas heater and double-glazed window to the front.

Bedroom Two

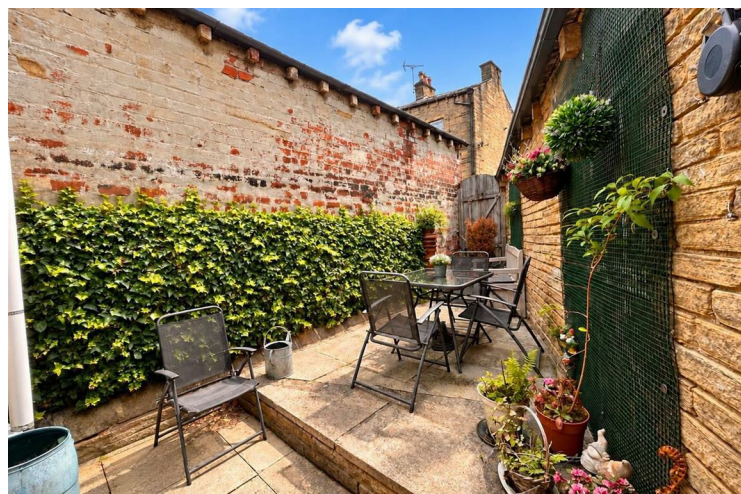
Double bedroom with double-glazed window to the rear, radiator, gas heater and space for freestanding furniture.

Bedroom Three

Single bedroom with double-glazed window to the front and gas heater.

Bathroom

Fitted with a WC, wash basin, bath and separate shower cubicle. Frosted double-glazed window to the side, part-tiled walls and radiator. Loft access is provided via the bathroom, leading to a large loft



• POTENTIAL TO IMPROVE • CLOSE TO LOCAL SCHOOLS AND AMENITIES • EXCELLENT
TRANSPORT LINKS • POTENTIAL LOFT CONVERSION • COUNCIL TAX BAND C

space with excellent potential to convert into additional living accommodation.

External

To the front of the property, there is on-street parking, gated access and a small front yard. Gated access to the side of the property leads through to the rear garden, which features a flagged patio seating area and a further gate providing access to the street behind.



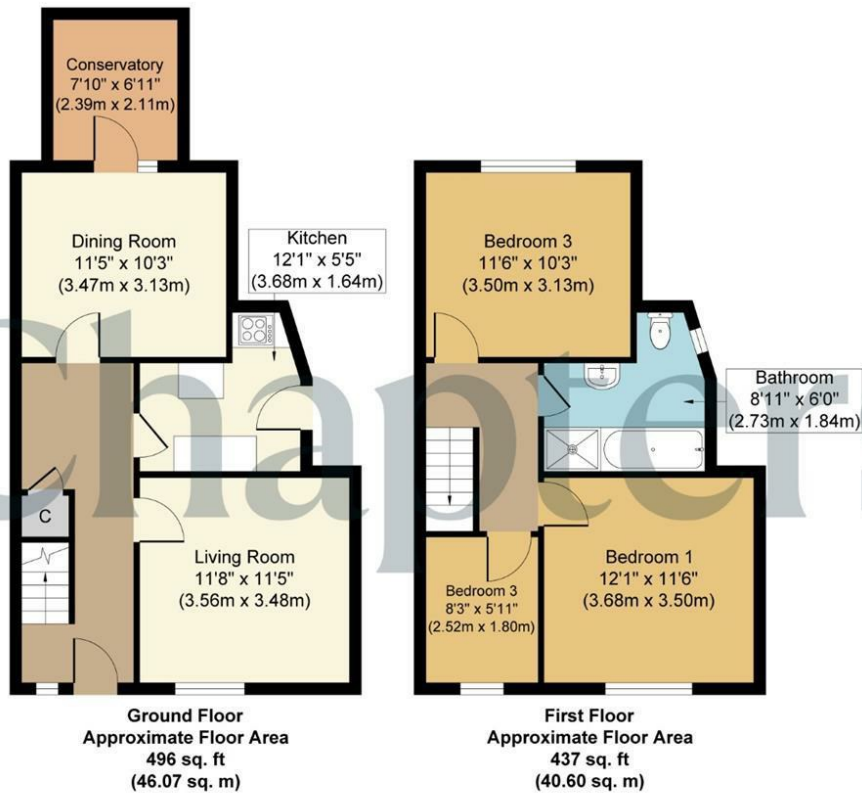




Additional Information

Local Authority - Calderdale
Council Tax - Band C
Viewings - By Appointment
Only

Floor Area - sq ft
Tenure - Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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