



## 1 FAIRBANKS SOWERBY BRIDGE

Situated in this popular and convenient residential location, lies this three bedroomed end town house providing deceptively spacious family accommodation. Although the property requires a certain amount of cosmetic attention, which is reflected in the asking price, an internal inspection is strongly recommended to appreciate the accommodation provided which briefly comprises an entrance hall, integral garage, large storeroom, utility room, downstairs cloakroom, lounge, dining kitchen, three bedrooms (master en suite), bathroom, gardens, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Sowerby Bridge as well as easy access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. An internal inspection is strongly recommended to fully appreciate the accommodation this property provides.

Price Guide: O/A £199,950



The front entrance door opens into the

### **ENTRANCE HALL**

With one double radiator and a fitted carpet.

From the Entrance Hall a door opens to the

### **DOWNSTAIRS CLOAKROOM**

With low flush WC, hand wash basin, and one single radiator.

From the Landing a door opens to the

### **STOREROOM 2.41m x 4.29m**

With door through to the

### **INTEGRAL GARAGE**

With an up and over door.

From the Entrance Hall a door opens to the

### **UTILITY ROOM 3.02m x 1.80m**

With stainless steel sink unit with mixer tap, fitted cupboard with work surface above and plumbing for an automatic washing machine, laminate wood floor, and one double radiator.

From the Entrance Hall a spindled staircase with fitted carpet leads to the

### **FIRST FLOOR LANIDNG**

With uPVC double glazed window to the rear elevation, one single radiator and a wooden floor.

From the Landing a glass panelled door opens into

### **LOUNGE 4.59m x 4.34m max**



With feature fireplace incorporating marble inset and hearth with coal effect living flame gas fire, uPVC double glazed French doors open onto the rear garden, uPVC double glazed window to the rear elevation, cornice to ceiling, one double radiator and a wood floor,

From the Lounge glass panelled double doors open into the

### **DINING KITCHEN 6.61m x 2.54m**



With fitted wall and base units incorporating matching work surfaces with a stainless steel 1 ½ bowl sink unit with mixer tap, four ring gas hob with extractor in pull-out canopy above and electric oven and grill beneath and plumbing for a dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, and one single radiator.

From the Landing a spindled staircase with fitted carpet leads to the

### **SECOND FLOOR LANDING**

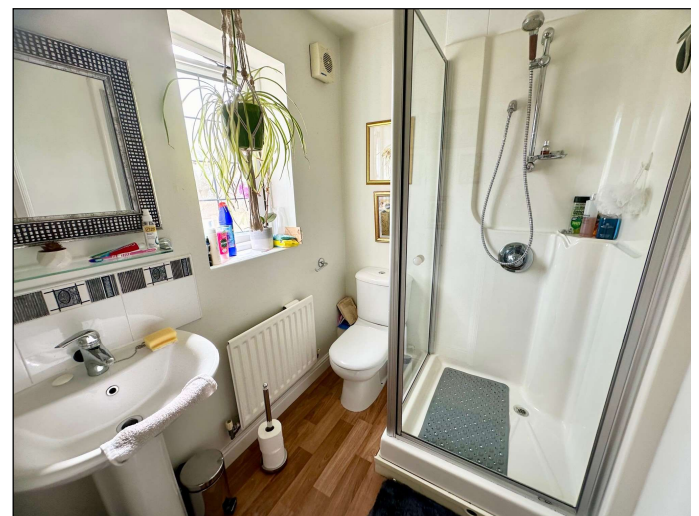
With fitted carpet. From the Landing a door opens into

### **BEDROOM ONE 3.56m x 4.47m**

With uPVC double glazed window to the front elevation, one single radiator, and a wood floor.

Door opens to the

### **EN SUITE SHOWER ROOM**



With three-piece suite comprising pedestal wash basin, low flush WC and shower cubicle with shower unit, uPVC

double glazed window to the front elevation, and one single radiator.

From the Landing a door opens to

### BATHROOM



With white three-piece suite comprising pedestal wash basin, low flush WC and a panelled bath with mixer tap. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, one single radiator and an extractor fan.

From the Landing a door opens to

### BEDROOM TWO 2.38m x 3.62m

With uPVC double glazed window to the rear elevation, one single radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM THREE 2.11m x 2.51m

This third bedroom is presently used as an office with uPVC double glazed window to the rear elevation, one single radiator and a fitted carpet.

### GENERAL

The property has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and in council tax band C.

### TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

### DIRECTIONS

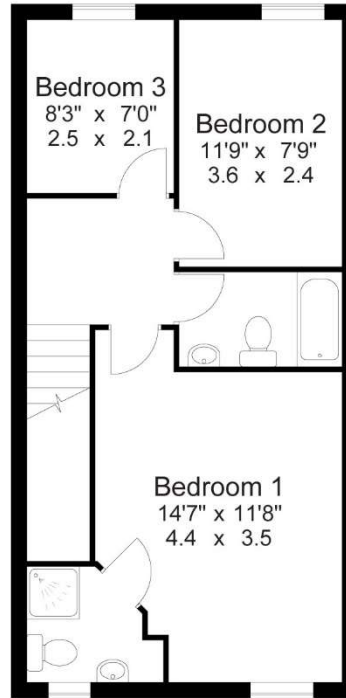
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### EXTERNAL

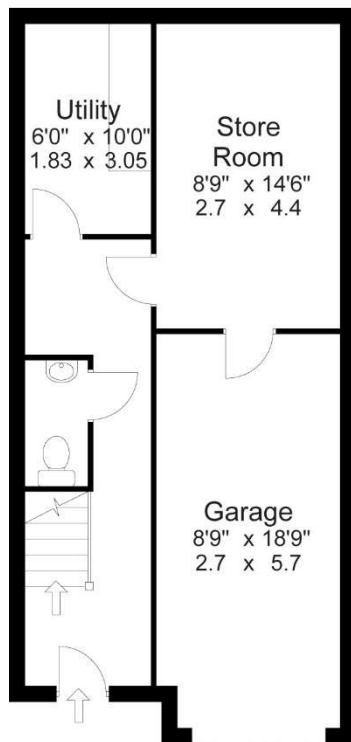


To the front of the property there is a small garden and drive leading to the Integral Garage with path to the front door. To the rear of the property there is a further garden with mature plants and shrubs.

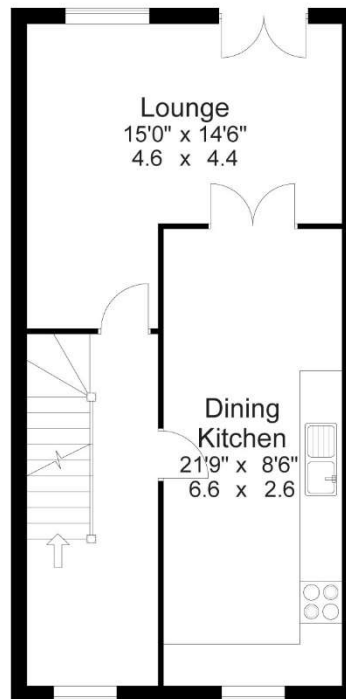
Approx Gross Floor Area = 1431 Sq. Feet  
= 133.0 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.