

bramleys

For Sale

**39 LEIGH STREET
SOWERBY BRIDGE
HX6 2SP**

RESIDENTIAL SALES

£120,000



- **3 BEDROOM REAR TERRACE**
- **2 RECEPTION ROOMS PLUS WORKSHOP**
- **ACCOMMODATION OVER 3 FLOORS**
- **POPULAR VILLAGE LOCATION**
- **ACCESS TO LOCAL SCHOOLING**
- **AMENITIES NEARBY IN SOWERBY BRIDGE CENTRE**



This stone built 3 bedroom terraced property is situated in this popular residential area of Sowerby Bridge, where most daily requirements can be satisfied in the village centre. Boasting accommodation across 3 levels, the property has uPVC double glazing, good sized gardens and views. The property does require a programme of modernisation and improvement works, however this has been reflected within the asking price. Having 2 bedrooms to the second floor, with an additional box room, there is scope to create an en suite shower room if required. Energy Rating: E

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through a uPVC double glazed external door into:-

Entrance Vestibule

Having an internal door giving access to the lounge.

Lounge

4.60m x 3.81m (15'1" x 12'6")

This good sized reception room has a fitted gas fire with fire surround and mantel. There is a uPVC double glazed window and a retractable door which gives access to the study/dining room.



Study/Dining Room

2.74m x 2.79m (9'0" x 9'2")

With built-in storage cupboard and a further sliding door through to the store room/workshop.



Store Room/Workshop

2.79m x 1.63m (9'2" x 5'4")

Having a work bench and shelving.

Kitchen

3.78m x 1.73m (12'5" x 5'8")

Being fitted with a range of base and wall units, gas cooker point, plumbing for an automatic washing machine, inset sink unit with mixer taps and side drainer, uPVC double glazed window and an access door to the staircase which rises to the first floor.

FIRST FLOOR:

Landing

Bedroom 1

4.60m x 3.07m max. (15'1" x 10'1" max.)

With fitted 6 door wardrobes providing hanging and shelving facilities, gas wall heater and uPVC double glazed window.



Bathroom

Furnished with a 3 piece white suite incorporating low flush WC, pedestal wash basin and bath with overhead shower and curved screen. There is a wall mounted gas heater and a uPVC double glazed window.



SECOND FLOOR:

Landing

Bedroom 2

3.86m x 2.90m (12'8" x 9'6")

Having a uPVC double glazed window to the front allowing superb far reaching views.



Bedroom 3

3.81m x 1.78m (12'6" x 5'10")

Having a uPVC double glazed window.



Box Room

2.90m x 1.60m (9'6" x 5'3")

Having built-in wardrobes currently, however could be utilised as a study if required.



OUTSIDE:

There are enclosed gardens to the front.

COUNCIL TAX BAND:

A

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.

VIEWING:

Contact the agents.

MORTGAGES:

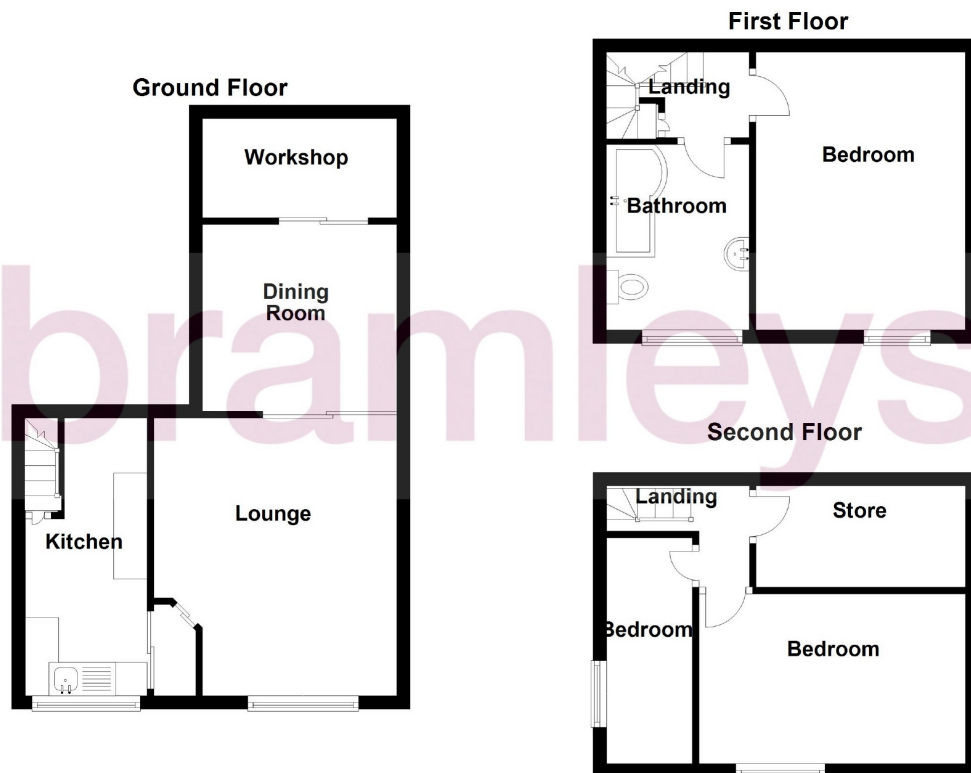
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01422 374811. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

ON-LINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

Leave the centre of Sowerby Bridge via Wharf Street towards Bolton Brow. At the mini roundabout take the left hand turning into Rochdale Road, passing Crow Wood Park on the right hand side and take a left hand turning into Willow Hall Lane. Proceed along and as it bears to the right, take the left hand turning into Dam Head Road, where Leigh Street will be found on the left hand side. The property is a rear terrace on the right hand side.



Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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