





# 10A WAKEFIELD ROAD

SOWERBY BRIDGE | HX6 2AP

Located in a convenient location on the outskirts of Sowerby Bridge this characterful end terrace over-dwelling offers deceptively spacious accommodation and enjoys far-reaching rural views.

The property comprises two reception rooms, kitchen with Juliet balcony, three bedrooms and a family bathroom.

Outside is a small enclosed yard and there is easy on-street permit parking outside.



## GROUND FLOOR

Entrance Hall  
Sitting Room  
Snug

## LOWER GROUND FLOOR

Kitchen

## FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bedroom 3  
Family Bathroom

COUNCIL TAX      EPC RATING

A      D

## INTERNAL

The property is entered into a spacious hallway with staircases giving access to the lower ground and first floors. The rooms are all well-proportioned with high ceilings, coving and original timber and stone floors to some rooms.

The spacious living room features an exposed stone and brick fireplace with timber mantle housing a wood-burning stove, this L-shaped room offers plenty of space for separate seating and dining areas and French doors and a Juliet balcony enjoy views across the valley. The cosy snug is located to the front elevation and features a fireplace with wall-mounted electric fire.

The fitted kitchen is located on the lower ground floor and features French doors with Juliet balcony. The kitchen is equipped with a 1 ½ bowl sink, electric oven with four-ring ceramic hob and there is plumbing for a washing machine, space for a fridge-freezer and dishwasher. In addition there is a useful under stairs store.

There are three bedrooms on the first floor; Bedroom 1 features a cast iron fireplace and pine built-in wardrobes. Bedroom 2 also features a cast iron fireplace and the third bedroom is currently utilised as a dressing room. The first floor accommodation is completed with a three-piece bathroom housing a bath with shower over, WC and pedestal wash basin.

## EXTERNAL

There is a small, enclosed yard. Easy on street permit parking.

## LOCATION

Conveniently situated with the excellent facilities of Sowerby Bridge within 5 minutes' walk which include a wide selection of shops, supermarkets, doctors and dental surgeries and a leisure centre. The property is within a few minutes' walk of primary and secondary schools.

There is a main line railway station (Manchester and Leeds) within 15 minutes' walk. There is a regular bus service from nearby. The M62 motorway (J22 & 24) is within 15 minutes' drive allowing speedy access for commuters to Leeds, Bradford, Manchester and beyond.

## SERVICES

All mains services. Gas central heating, newly installed boiler located in kitchen. Hetas certificate for wood burner. Hardwood double glazing.

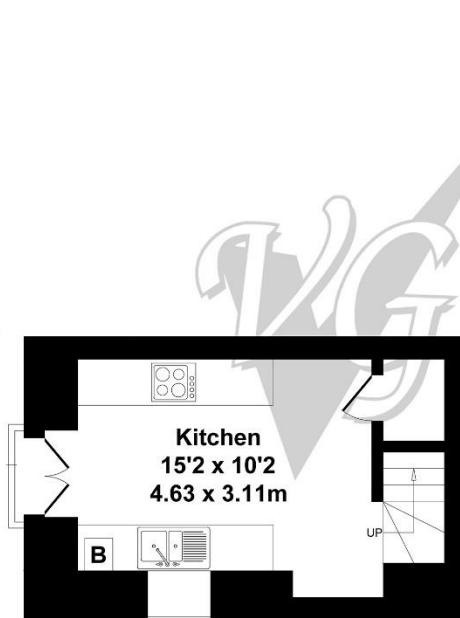
**TENURE** Freehold.

## DIRECTIONS

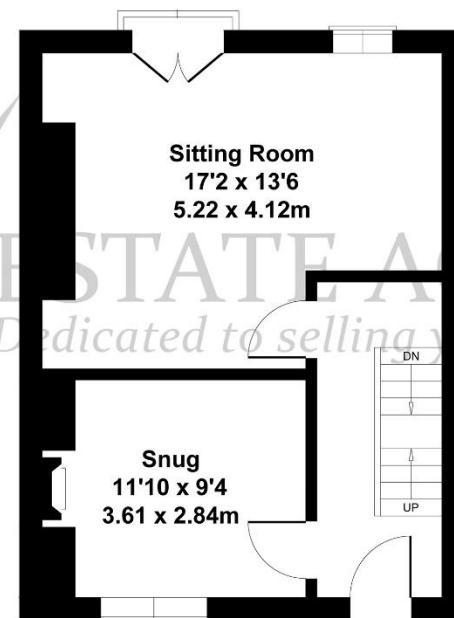
From Ripponden proceed along the A58 to Sowerby Bridge. Continue to the traffic lights at Bolton Brow before Prospect Vets and turn right on to Wakefield Road. The property is on the right hand side opposite Bolton Brow School.



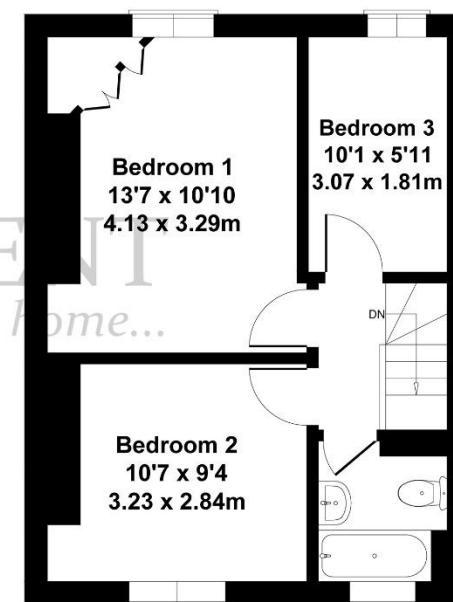
Approximate Gross Internal Area  
947 sq ft - 88 sq m



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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