





37 UNION STREET

SOWERBY BRIDGE | HX6 2PB

Located on a quiet street in a convenient location, this stone-built back-to-back terrace home offers two double bedroom accommodation, ideal for the first-time buyer or investment purchaser.

The property is arranged over four floors and includes an open plan living kitchen, storage cellar and three-piece bathroom.

Outside there is a yard to the front of the property and easy on-street parking.

NO UPWARD CHAIN

GROUND FLOOR

Living Room / Kitchen

LOWER GROUND FLOOR

Cellar

FIRST FLOOR

Bedroom 1

Family Bathroom

SECOND FLOOR

Bedroom 2

COUNCIL TAX

A

EPC RATING

F

INTERNAL NOTES

The property is entered into the open plan living room / kitchen. The living room features an open fireplace housing a gas fire.

The kitchen area houses base units with complementary work surfaces, there is a stainless-steel sink, slot-in electric oven with ceramic hob, plumbing for a washing machine and space for an under-counter fridge.

There is a useful storage cellar to the lower ground floor.

On the first floor is a spacious double bedroom with ornamental cast-iron fire and a spacious three-piece bathroom comprising bath with shower over, WC and pedestal wash basin. A staircase leads from the landing directly into bedroom 2, another good-sized double with under-eaves storage and a Velux window.

EXTERNAL

There is an enclosed yard to the front of the property and easy on-street parking.

LOCATION

Conveniently situated with the excellent facilities of Sowerby Bridge within 10 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. Electric storage heaters, boiler for hot water located in bathroom. UPVC double glazing.

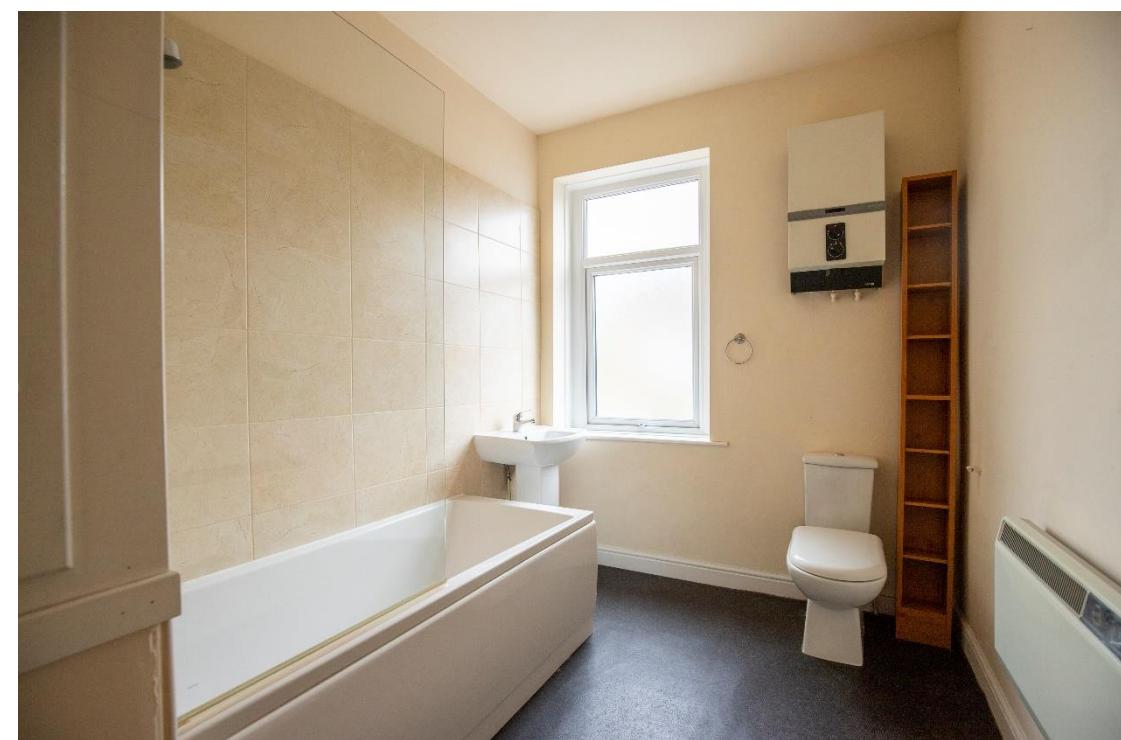
TENURE

Freehold.

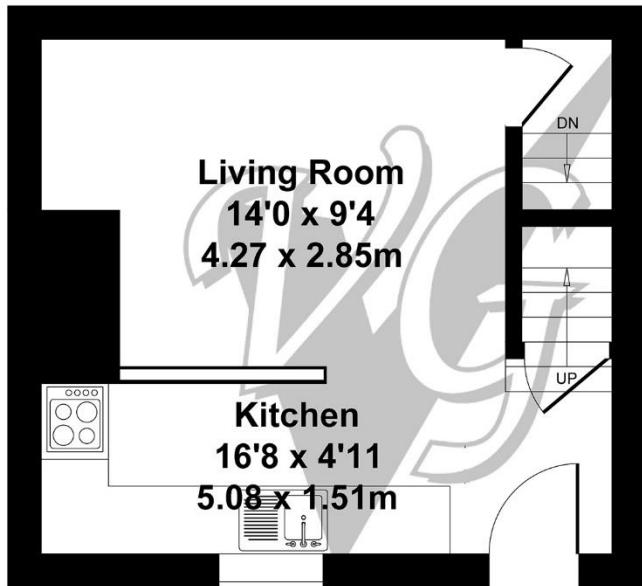
DIRECTIONS

From Rippenden proceed along the A58 to Sowerby Bridge. At the traffic lights on Wharf Street, turn left into Tuel Lane. Pass Lidl on the left and turn right into Beech Road, take the first left into Albert Road and at the crossroads turn right on to Clay Street, Union Street is the next right and number 37 is the second house on the right.

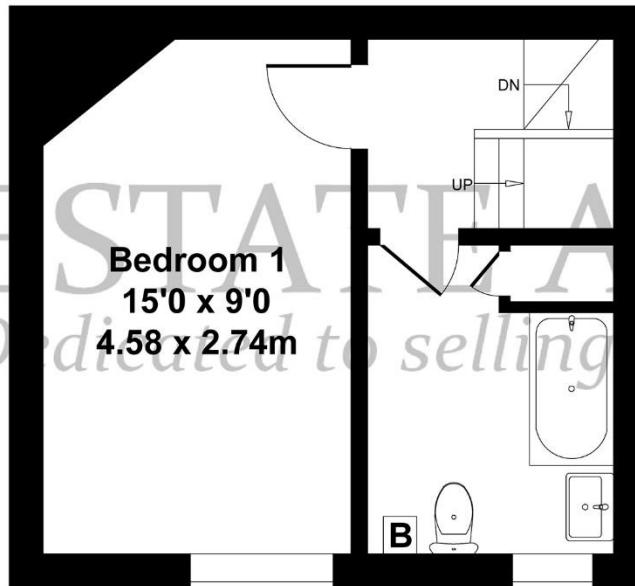
** For viewings, it is easier to park on Clay Street and walk to the property **



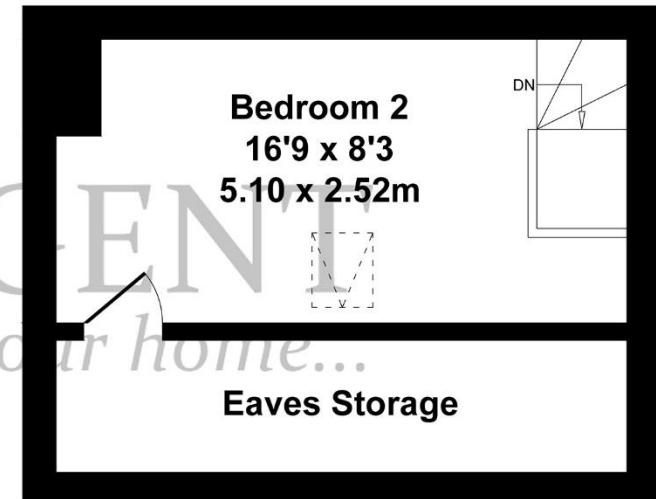
Approximate Gross Internal Area
635 sq ft - 59 sq m



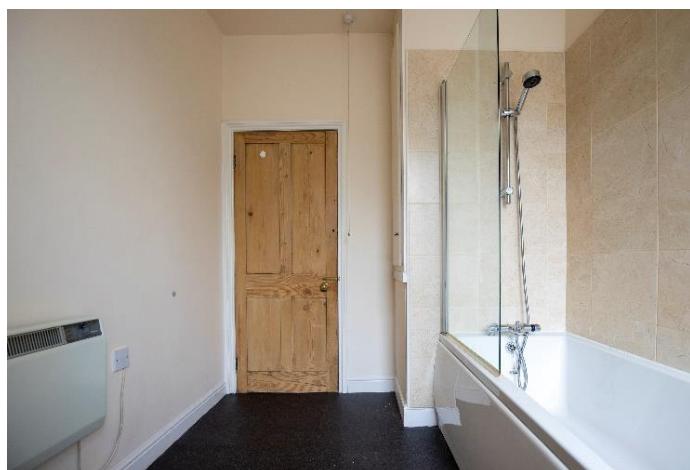
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.