





13 ROSE GROVE

SOWERBY BRIDGE | HX6 2RJ

Conveniently located between Sowerby Bridge and Luddendenfoot, this terraced cottage provides well presented accommodation arranged over two floors, including a sitting room with stove, fitted kitchen, useful storage cellar and two bedrooms complemented by a four-piece bathroom.

Outside, there is a decked garden to the front of the property with a parking space across the lane. To the rear is the potential to create a rear garden space with some further development.

Easy on street parking.

NO UPWARD CHAIN.



GROUND FLOOR

Sitting Room
Kitchen

FIRST FLOOR

Bedroom 1
Bedroom 2
Bathroom

COUNCIL TAX

A

EPC RATING

D

INTERNAL

The property is entered into an entrance vestibule with staircase rising to the first floor. The spacious sitting room has a window to the front elevation affording pleasant views across the wooded valley and features a stone fireplace housing a multi-fuel stove and the original cupboards to one alcove.

The galley-style kitchen houses a range of wall and base units with timber effect worktops, stainless steel sink, four-ring induction hob with electric oven below and extractor hood above, plumbing for a washing machine and space for a fridge freezer. A door gives access to cellar head.

There are two bedrooms to the first floor, bedroom 1 being a large double with cast iron decorative fireplace, built-in storage and window affording delightful woodland views. Bedroom 2 is a single bedroom, currently utilised as an office. The first floor accommodation is completed with a fully-tiled, four-piece bathroom comprising shower cubicle, bath, WC and pedestal wash basin.

EXTERNAL

There is on-street parking. A decked patio to the front elevation and to the rear a small garden area.

LOCATION

Rose Grove is located close to the centre of Sowerby Bridge, just a few minutes' walk along the canal to the extensive amenities including supermarkets, a leisure centre with swimming pool, doctors' surgery, dental practices, and a wide selection of shops, bars and restaurants

The mainline Railway Station is just a 10-minute walk with direct lines to Leeds and Manchester. The M62 motorway (J24) is within 15 minutes' drive allowing speedy access to the motorway network.

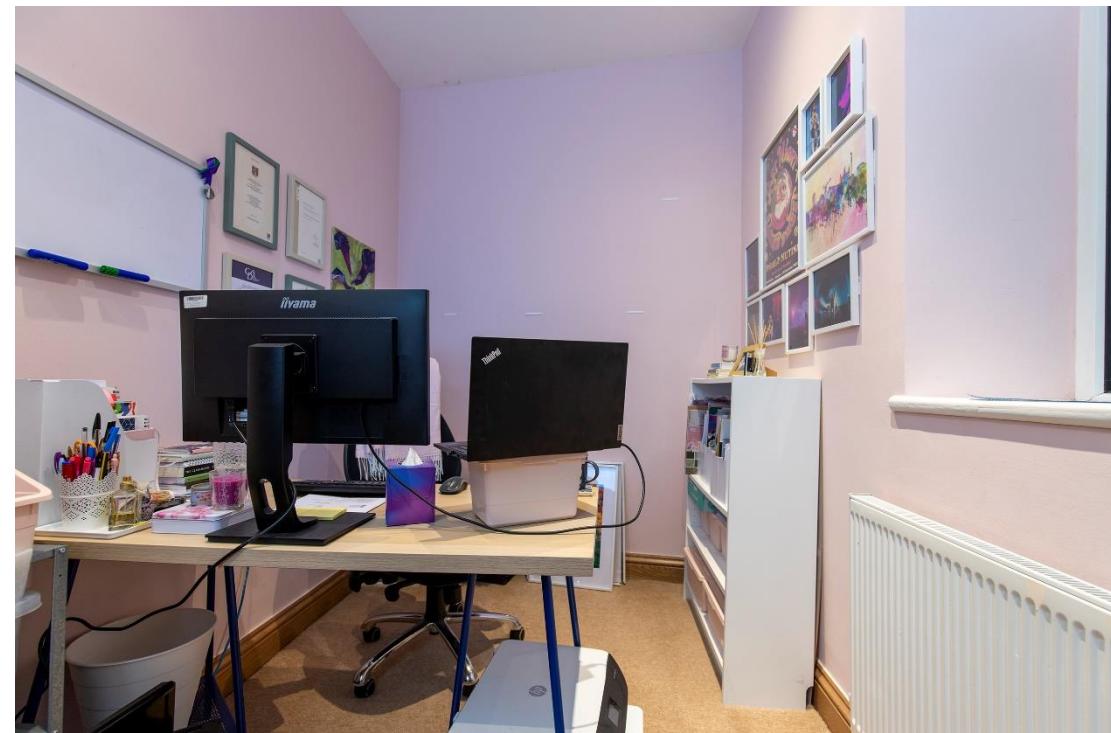
SERVICES

Mains services with gas central heating complemented by UPVC double glazing. Boiler located in cupboard in Sitting Room.

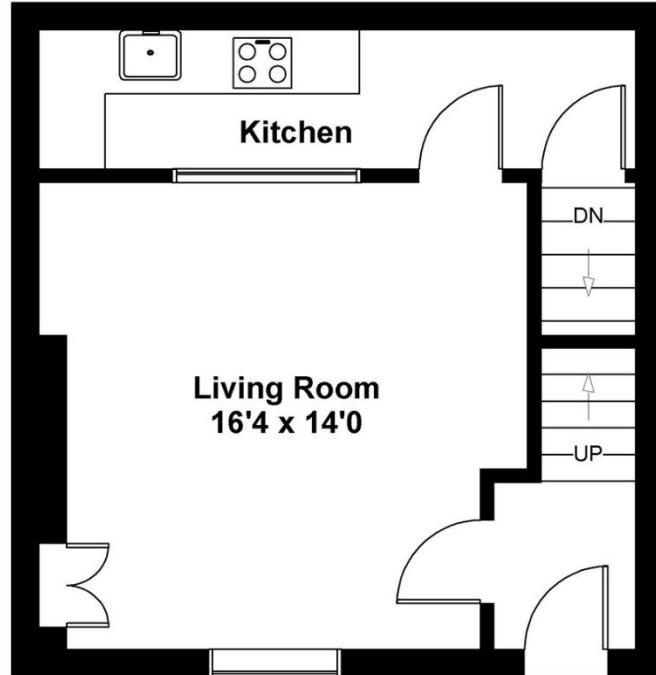
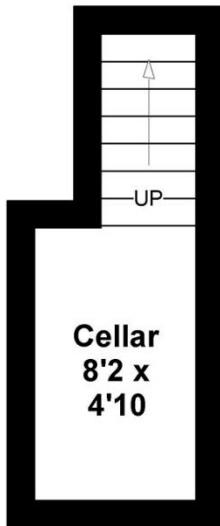
TENURE Freehold

DIRECTIONS

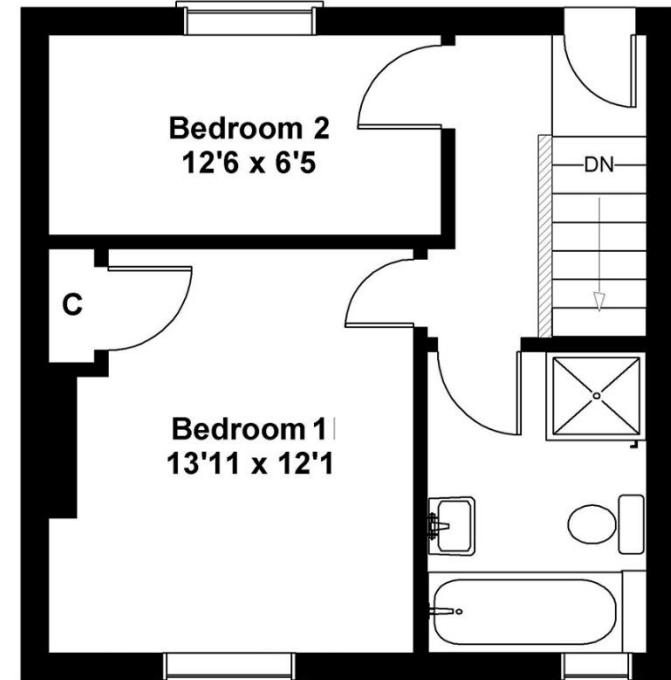
From Ripponden take the Halifax Road to Sowerby Bridge. Continue under the bridge and turn left at the traffic lights into Tuel Lane. Continue past Lidl on the left and take the next left turn into Hollins Lane, continue until the T junction and turn left into Rose Grove. Proceed downhill and the property can be found on the right hand side, identified by our sale board.



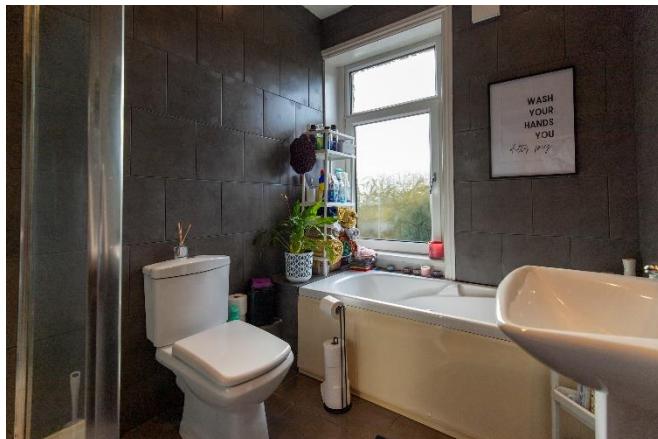
Approximate gross internal area 704 sq ft



GROUND FLOOR



FIRST 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.