







# 5 NORLAND VIEW

SOWERBY BRIDGE | HX6 2BB

Enjoying an elevated position on a quiet cul-de-sac lies this brick-built mid-terrace cottage which benefits from views towards Norland, an enclosed garden and off-road parking.

This well presented property includes a bright and airy living room, a fitted kitchen and two double bedrooms complemented by a three-piece bathroom.

The property is conveniently located on the outskirts of Sowerby Bridge and just short walk from all local amenities.

NO UPWARD CHAIN.



## GROUND FLOOR

Entrance Vestibule

Sitting Room

Kitchen

## FIRST FLOOR

First Floor Landing

Bedroom 1

Bedroom 2

Bathroom

## COUNCIL TAX

A

## EPC RATING

C

### INTERNAL

The property is accessed via an entrance hall which has stairs rising to the first floor and a door leading in to the sitting room.

The spacious south facing sitting room has a feature ornate tiled fireplace (DECORATIVE FIRE ONLY) and built-in cupboards to one alcove

The kitchen houses base and wall units with complementary work surface, a built-in electric oven with four ring gas hob and extractor canopy over. There is plumbing for a washing machine and a large cupboard provides space for a dryer. There is a useful under-stairs store and an external door leads to the rear patio and off road parking.

The two double bedrooms are located on the first floor with bedroom 1 having built in wardrobes as well as a walk-in storage cupboard.

The bathroom is fitted with a three-piece suite comprising bath with shower over and glass screen, WC and wash hand basin mounted on a vanity unit.

### EXTERNAL

To the front of the property is an enclosed garden with artificial grass. There is off-road parking to the rear of the property.

### LOCATION

Norland View is located close to the centre of Sowerby Bridge, just a few minutes' walk to the extensive amenities including supermarkets and a range of shops, pubs and restaurants.

The mainline Railway Station is also within easy walking distance, with direct lines to Leeds and Manchester. The M62 motorway (J24) is within 15 minutes' drive allowing speedy access to the motorway network.

### SERVICES

All mains services. Gas central heating complemented by double glazing.

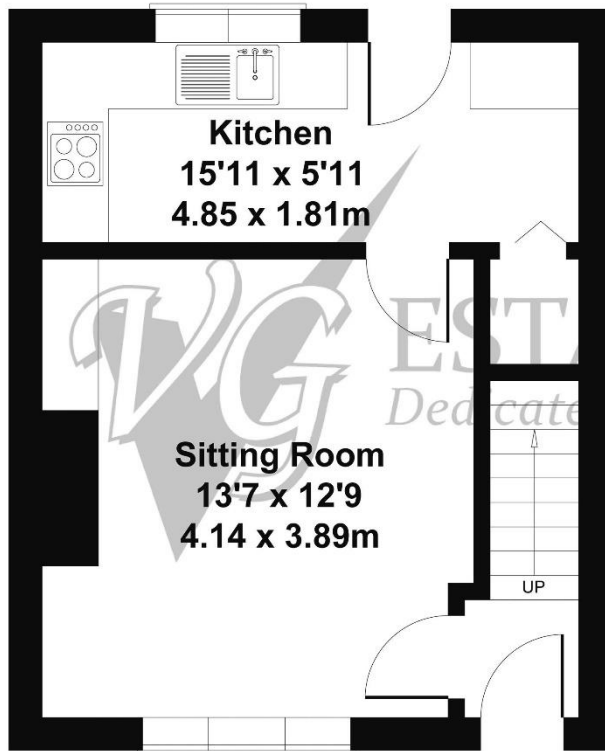
### DIRECTIONS

From Ripponden take the Halifax Road (A58) to Sowerby Bridge and continue through the town and at the second set of traffic lights (opposite Donaldson's Vets) continue straight on to the roundabout and take the second exit, Norland View is the first turn on the right and number five is on the left hand side.

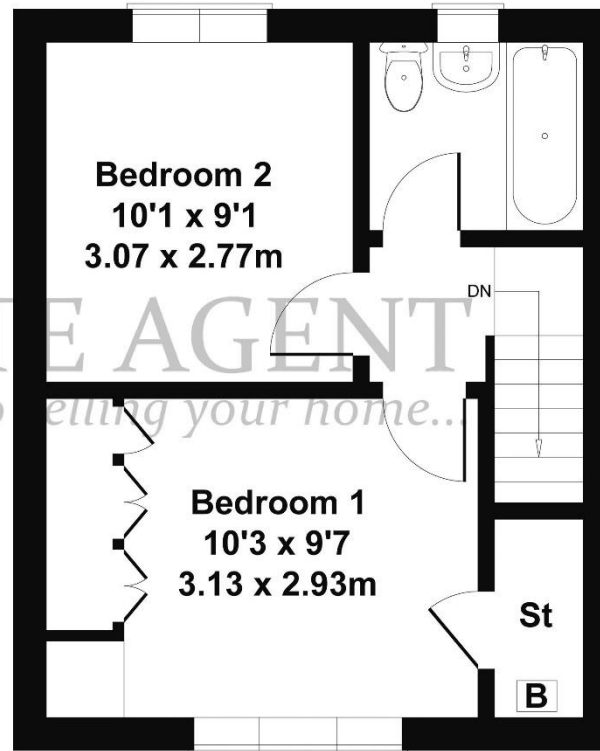




**Approximate Gross Internal Area**  
**637 sq ft - 59 sq m**



**GROUND FLOOR**



**FIRST FLOOR**



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