



Boston Street, Sowerby Bridge HX6 1DP

welcome to

Boston Street, Sowerby Bridge

A well maintained three bedroom home in a highly sought after area close to excellent amenities. Featuring a spacious kitchen diner, front yard and on street parking, this move in ready property is offered with no chain and will suit a variety of buyers.



Kitchen/Dining Room

14' 5" x 15' (4.39m x 4.57m)

Lounge

19' 10" x 14' 8" (6.05m x 4.47m)

Bedroom 1

12' 1" x 14' 8" (3.68m x 4.47m)

Bathroom**Bedroom 2**

7' 1" x 9' 1" (2.16m x 2.77m)

Bedroom 3

9' x 10' (2.74m x 3.05m)

Disclaimer

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Boston Street, Sowerby Bridge

- Three spacious bedrooms offering flexible living space
- Ready to move into with NO ONWARD CHAIN for a smooth purchase process
- Well maintained throughout and presented in good condition
- Generous kitchen diner ideal for everyday living and entertaining
- Sought after residential location close to local amenities and transport links

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SWB109368 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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