

property details **approval form**

10 Egremont Street, Sowerby Bridge, West Yorkshire, England, HX6 1EB

Date: 01 September 2026

Property Ref and Version: SWB109571 - 0007



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in the region of £200,000

Tenure: Freehold

>> **key features**

- > Modern Throughout
- > Three Large Bedrooms
- > Attractive Views To The Rear
- > Close To Local Amenities And Transport Links
- > Potential Office Space And Large Double Cellar Packed With Potential
- > EPC Rating: D

>> **short description**

A deceptively spacious terraced home offering three large bedrooms plus an occasional room, a modern dining kitchen, separate living room and two substantial cellar rooms with excellent potential. This versatile property is ideal for families and first-time buyers alike.

>> **long description**

William H Brown present a fantastic opportunity to purchase this deceptively spacious and well-presented family home, situated within a popular residential location with convenient access to local amenities, schools and transport links. Offering flexible accommodation throughout, including three generous bedrooms and an additional occasional room, this property is ideal for a growing family or those seeking extra space.

The property is entered via a porch opening into the modern kitchen and dining area, a fantastic space for both everyday living and entertaining. From the kitchen, stairs lead down to the cellar level where two substantial cellar rooms provide excellent storage and exciting potential for further improvement, subject to any necessary consents.

The spacious living room enjoys a pleasant outlook and lovely views, creating a bright and welcoming reception space. With direct access to the front yard, this room provides an ideal setting for relaxing and entertaining alike.

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To the first floor are two well-proportioned bedrooms together with a recently updated family bathroom, fitted with modern fixtures and fittings.

To the upper floor is a further generous double bedroom along with an additional occasional room, offering versatile accommodation that could be used as a home office, nursery, dressing room or hobby room.

Externally, the property benefits from enclosed outdoor space and attractive views, further enhancing the appeal of this fantastic home.

>> **directions**

>> **Agent Note**

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>> room description

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.

Storage

13' 6" x 13' 1" (4.11m x 3.99m)

Utility/Workshop

15' 7" x 13' 2" (4.75m x 4.01m)

Lounge

13' 6" x 13' 1" (4.11m x 3.99m)

Kitchen/Dining Room

15' 6" x 13' (4.72m x 3.96m)

Bedroom 1

13' 7" x 13' 3" (4.14m x 4.04m)

Bedroom 3

12' 8" x 8' 6" (3.86m x 2.59m)

Bedroom 2

13' 4" x 11' 8" (4.06m x 3.56m)

Occasional Bedroom

11' 7" x 9' 3" (3.53m x 2.82m)

Toilet

Bathroom

9' x 4' 3" (2.74m x 1.30m)

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>> **room description**

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>> **property images**



Your William H Brown office: 14 Wharf Street, SOWERBY BRIDGE, West Yorkshire, HX6 2AE
T 01422 833553 E sowerbybridge@williamhbrown.co.uk

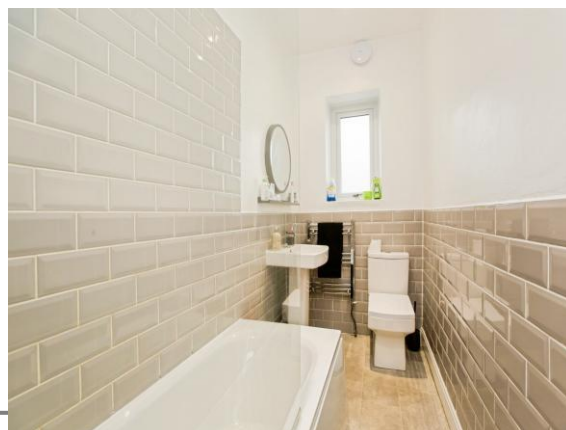
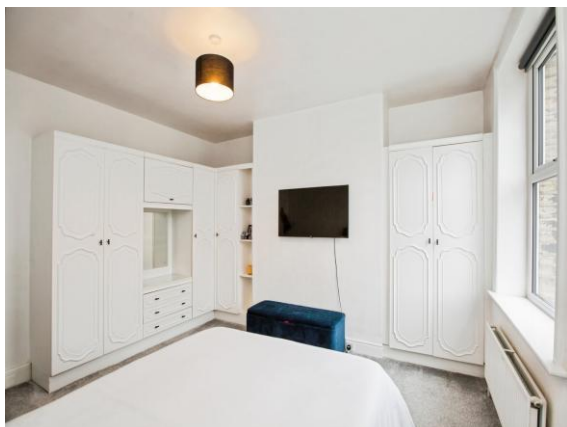
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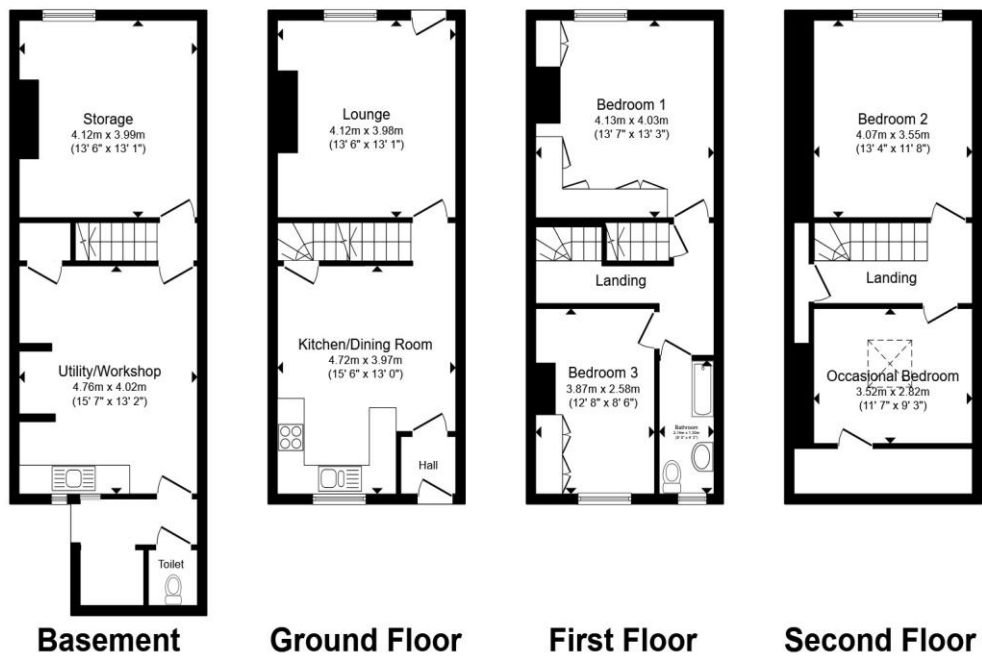
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>> floor plan



Total floor area 159.9 m² (1,721 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature		Date
Eve Mosey		
Mr J.S. Douglas		