



Coleman House, Sowerby Bridge HX6 2SH

welcome to

Coleman House, Sowerby Bridge

An exceptional and truly unique three-bedroom semi-detached residence with additional attic bedroom space, offering an abundance of versatile living accommodation, character features and stunning outdoor entertaining areas.



Kitchen

15' 9" x 12' 4" (4.80m x 3.76m)

Lounge

17' 2" x 14' 4" (5.23m x 4.37m)

Reception Room

15' 11" x 14' 4" (4.85m x 4.37m)

Office

15' 7" x 12' (4.75m x 3.66m)

Basement Used As Dining Room

16' 7" x 13' 3" (5.05m x 4.04m)

Attic

12' 1" x 8' 9" (3.68m x 2.67m)

Bedroom 1

17' 2" x 14' 10" (5.23m x 4.52m)

Bedroom 2

12' 9" x 10' (3.89m x 3.05m)

Bedroom 3

10' 1" x 6' 6" (3.07m x 1.98m)

Garage

18' 1" x 17' 9" (5.51m x 5.41m)

Outbuilding

15' 9" x 11' 11" (4.80m x 3.63m)

Garden Room

11' x 8' 1" (3.35m x 2.46m)

Store

12' 11" x 6' 4" (3.94m x 1.93m)

Shower Room**Bathroom****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

Coleman House, Sowerby Bridge

- Character Features And High Ceilings Throughout
- Extensive Driveway Parking And Detached Garage
- Spacious And Versatile Accommodation Across Multiple Levels
- Unique Three Bedroom Family Home With Additional Attic Room
- Large Gardens With Outbuildings And Outdoor Pizza Oven

Tenure: Freehold EPC Rating: E

Council Tax Band: E



Please note the marker reflects the postcode not the actual property

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Property Ref:
SWB109537 - 0010

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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