



40 WHARF STREET SOWERBY BRIDGE

An excellent investment opportunity is provided by this stone built high street retail premises with living accommodation above situated in the heart of Sowerby Bridge. The property comprises of a shop premises, basement, living room, kitchen, bathroom, two double bedrooms and garden/yard to the rear. The shop premises were formerly used as a hairdressing salon and has excellent main road frontage near to the local Post Office. The living accommodation above is over 2 floors and provides spacious accommodation. The property is being offered for sale at this realistic asking price to encourage a prompt sale and an early inspection to view is strongly recommended.

Price Guide: O/A £179,995

The front entrance door opens into the Shop Premises

FRONT SHOP 5.17m x 4m



With large floor to ceiling double glazed picture window providing excellent display facilities, one double radiator and a laminate wood floor. Door to the

REAR SHOP 3.66m narrowing to 3.40m x 3.71m



With panelled ceiling, double glazed window to the rear elevation, fitted panelling and seating, one double radiator and a laminate wood floor.

Door to

SMALL KITCHEN AREA

Housing the Ideal boiler, sink unit and fitted cupboards. Door to

SEPARATE TOILET

With low flush WC.

From the Shop a door opens to the

INNER VESTIBULE

With steps down to the

BASEMENT 5.17m narrowing to 4.67m x 4.65m

The basement has power light, and water with enamel sink unit and plumbing for an automatic washing machine. Window to the rear elevation and rear entrance door opening to the rear yard. The basement houses the gas and electric meters and provides excellent storage facilities.

From the Inner Vestibule a door opens to an

INNER HALL

With fitted carpet and stairs leading to the

FIRST FLOOR LANDING

With two double radiators and a fitted carpet. From the Landing a panelled door opens to the

LOUNGE 5.29m x 3.73m



With two uPVC double glazed windows to the front elevation, feature fireplace incorporating a wood fire surround with gas fire on a matching hearth, cornice to ceiling with matching picture rail, one double radiator and one TV point.

From the Landing a doorway through to the

DINING KITCHEN 3.37m x 3.82m



Being fitted with a range of wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, Bekko gas oven with extractor above. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a uPVC double glazed window to the rear elevation, one double radiator. Feature fireplace to the chimney breast.

From the Landing a door opens to the

BATHROOM



With three-piece suite in champagne shade comprising pedestal wash basin, low flush VWC and panelled bath with mixer shower tap. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and uPVC double glazed window to the rear elevation, one single radiator, and door to the airing cupboard.

From the Landing a door opens to stairs leading to the

SECOND FLOOR LANDING

From the Landing a door opens to

BEDROOM ONE 4.72m x 4.09m



With two Velux double glazed skylight windows, built-in wardrobes to one wall, period cast iron fireplace to the chimney breast, one single radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO 5.19m x 3.27m extending to 4.20m



With Velux double glazed skylight window, beam to ceiling, period fireplace to the chimney breast, one single radiator and a fitted carpet.

GENERAL

The property is constructed of stone and is surmounted by a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of gas central heating and majority uPVC double glazing. The property is Freehold, and the council tax band is A. Business rates are £3750 per annum for the shop.

EXTERNAL

To the rear of the property there is an enclosed yard.

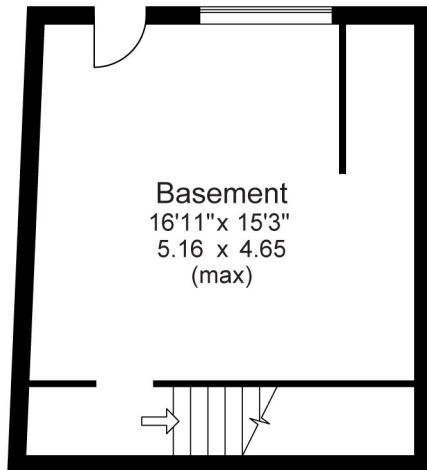
TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

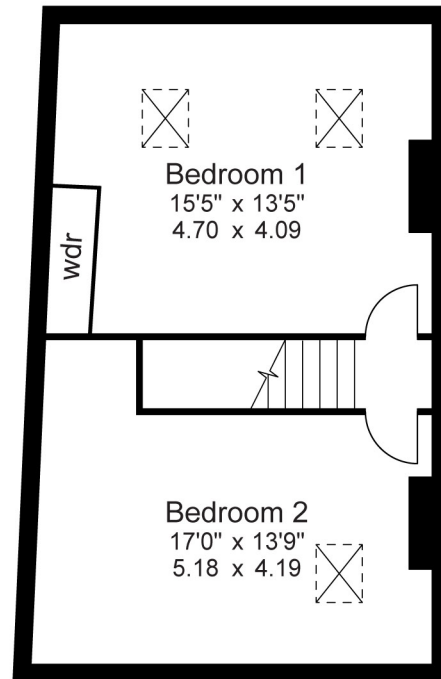
DIRECTIONS

Sat Nav HX6 2AE

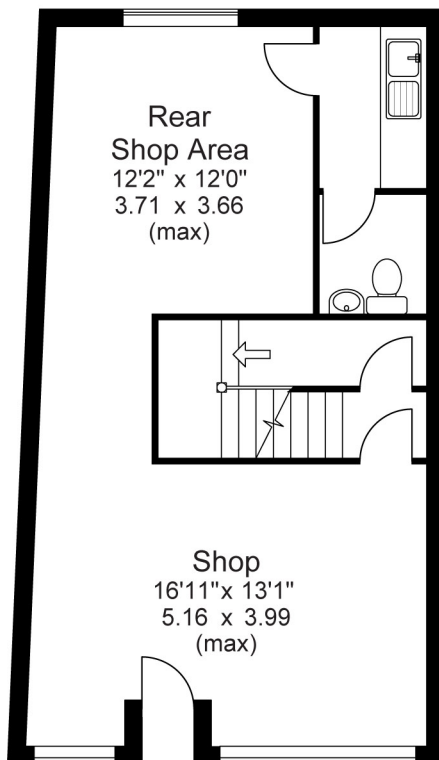
Approx Gross Floor Area = 1818 Sq. Feet
= 168.53 Sq. Metres



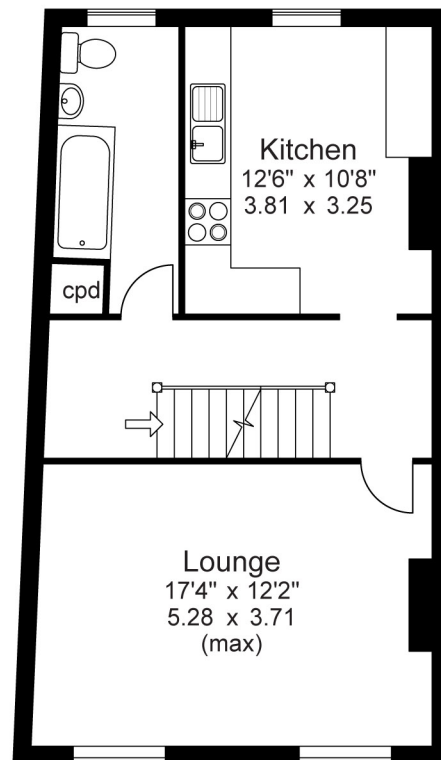
Lower Ground Floor



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

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