

# The Meadows, Friendly, Sowerby Bridge

## Price on Application



## Description

+++++ NEW BUILD PROPERTY  
TO BE COMPLETED AUGUST 2019

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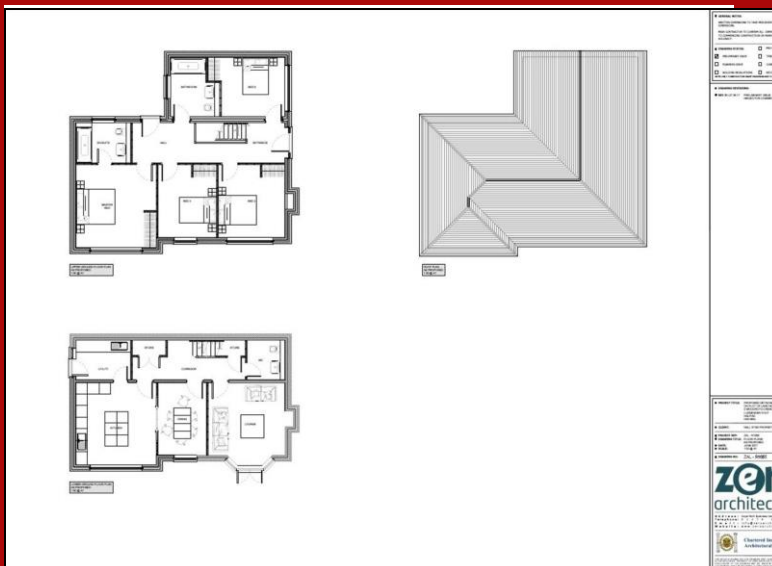
Have you ever wanted to design your own home? An opportunity has arisen to purchase this new build 5 bed detached family home, situated to this popular residential location, just off from the main road yet convenient for local amenities and Sowerby Bridge railway station which offers regular and direct routes to Leeds and Manchester.

This impressive five double bedroom split level detached property with en-suite facilities to the main bedroom, all rooms are south facing (except bedroom 4 and bathroom) with open views. Excellent family accommodation with side entrance door leads into the hallway giving access to all the bedrooms and bathroom, staircase leads down to the lower ground floor hallway, lounge, dining room, fitted kitchen with central island, utility room, guest cloakroom and games room / gym / annex with patio door's leading onto the terrace, parking for up to 4 cars via electric gated entry. Gardens to the front. Gas central heating, double glazing and security system installed.

- Parking And Gardens
- Convenient Location With Good Access To Sowerby Bridge
- Sowerby Bridge Railway Station Offers Direct Routes To Leeds and Manchester
- EPC Rating: TBC
- Viewing Highly Recommended

## Features

- Impressive Five Bed Split Level Detached Family Home
- South Facing Views
- Calderdale Council Planning number: 15/00851/FUL





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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