

Peter David Properties

Residential Sales and Lettings

Greenside Gardens, Friendly

£329,000



Greenside Gardens, Friendly, Sowerby Bridge HX6 2UP

Peter David Properties are pleased to offer for sale this substantial four bedroomed detached property, situated amongst similar style properties in this modern development. The property is within easy access of Sowerby Bridge and Halifax; where there is an abundance of shops, restaurants, public houses and cafes. For commuters, the railway network to both Leeds and Manchester is within 10 minutes' drive. Located in an elevated position, the property has superb open views over the valley to the rear and offers off-road parking to the front and a spacious patio garden to the rear from where the views can be appreciated. Set over four floor levels, the accommodation is spacious and plentiful. Viewing is highly recommended to appreciate the generous family sized accommodation, the beautiful presentation and the delightful views on offer. Contact the sales team 01422 366948 (option 1) to arrange a viewing.

Features

- Modern detached family home
- Four double bedrooms, two ensuite
- Open plan living / dining kitchen
- Sitting room with French windows to garden
- Gas fired central heating and PVCu double glazing
- Parking to the front, low maintenance gardens to the rear
- Superb far reaching views
- Convenient for access to Sowerby Bridge and train station
- Council Tax Band: E / Energy Rating: B

Accommodation:

Ground Floor:

Enter the property via timber exterior door with double glazed panels into the entrance hallway.

Entrance Hallway

Having a central heating radiator, double glazed window to the rear elevation, staircase rising to the first floor with useful understairs storage cupboard and a further staircase descending to the lower ground floor. Doors accessing the store room and bedroom two.

Bedroom Two 13'7" x 11'7" (4.14m x 3.53m)

Being of good double proportions and positioned to the rear of the property to enjoy the far reaching views. There are double glazed French windows opening to a Juliet balcony to the rear elevation enjoying the far reaching views, a central heating radiator and there are doors accessing the walk-in wardrobe and the ensuite shower room.



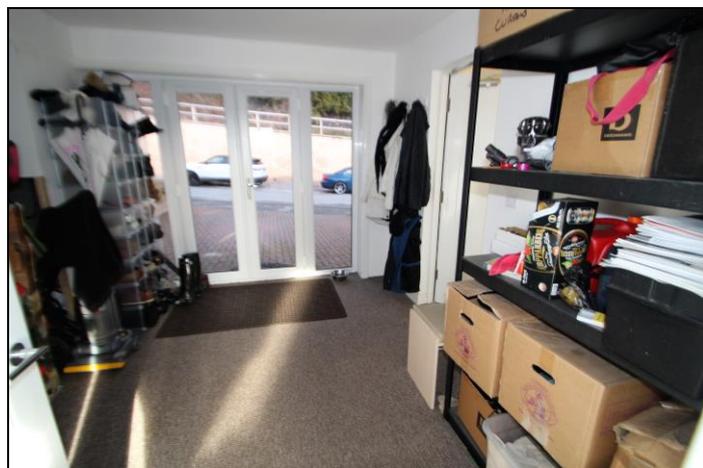
Ensuite Shower Room

Being fully tiled to the walls and floor and furnished with a three piece contemporary white suite comprising central flush WC, shower cubicle and pedestal wash hand basin. There is

a chrome ladder style heated towel radiator and a double glazed window to the front elevation.

Store Room 10'9" x 10'3" (3.28m x 3.12m)

A most useful space having PVCu French doors and side lights to the front elevation and a door accessing the office.



Office 10'4" x 6'11" (3.15m x 2.11m)

Having a double glazed window to the rear elevation enjoying the far reaching views and housing the combination boiler.

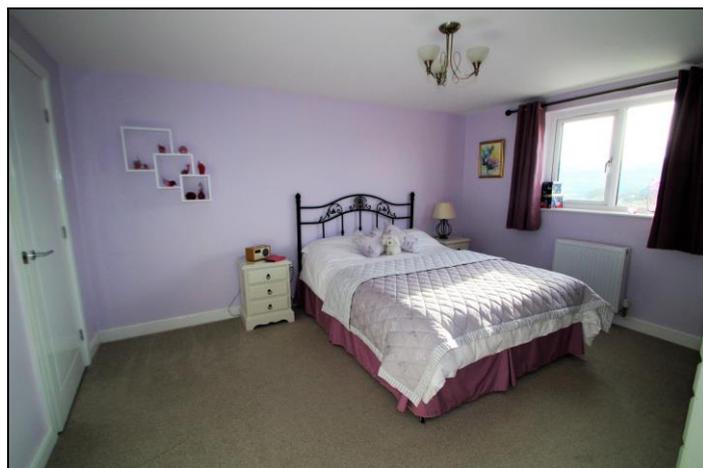
Lower Ground Floor:

Hallway

Having a window to the rear elevation, staircase descending to the garden floor, ceiling spotlights, central heating radiator and doors accessing bedrooms three and four and the house bathroom.

Bedroom Three 13'11" x 11'4" (4.24m x 3.45m)

Having a double glazed window to the rear elevation enjoying the far reaching views with central heating radiator beneath and doors accessing the walk-in wardrobe and ensuite shower room.



Ensuite Shower Room

Furnished with a three piece contemporary suite in white comprising central flush WC, pedestal wash hand basin and corner shower cubicle. There is complementary tiling to the walls, a chrome ladder style heated towel radiator, electric shaver point and extractor fan.

Bedroom Four 12'7" x 10'2" (3.84m x 3.10m)

A fourth bedroom of double proportions currently used as a second sitting room. There are double glazed French doors opening to a balcony to the rear elevation and enjoying the far reaching views and a central heating radiator.

House Bathroom

Furnished with a contemporary four piece suite comprising panelled bath set to tiling, pedestal wash hand basin, central flush WC and large shower cubicle. There is full tiling to the walls and floor, ceiling spotlights and a chrome ladder style heated towel radiator.



Garden Floor:

Rear Entrance Lobby

Having a PVCu exterior door with double glazed panel giving access to the rear garden, central heating radiator and doors accessing the living kitchen and the sitting room.

Living Room / Dining Room / Kitchen 28'2" x 15'0" (8.59m x 4.57m) max

Forming the heart of the home, this superb family space is generously proportioned to offer room for a dining area, seating area and modern fitted kitchen.



Kitchen

The kitchen area is fitted with a comprehensive range of modern matching gloss fronted wall and base units with complementary butchers block style working surfaces and upstands over. Inset into the working surface is a one and a half bowl sink unit with side drainer and mixer tap and a five ring gas hob with contemporary extractor canopy above. There is an integrated eye level oven, grill and microwave, fridge, freezer and dishwasher. A centre island with matching working surfaces provides a breakfast bar area with cupboards beneath and there are ceiling spotlights, a door accessing the utility room and tiled flooring throughout.

Utility Room

Having space and plumbing for an automatic washing machine.

Dining / Living Area

Having ceiling spotlights, two central heating radiators, two windows to the rear elevation overlooking the garden and

Velux roof window affording plentiful natural lights together with PVCu French doors opening out to the patio area.

Sitting Room 20'11" x 10'2" (6.38m x 3.10m)

Being of generous proportions and having two central heating radiators and PVCu French doors opening out on to the rear garden.



First Floor:

Master Bedroom 18'8" x 15'1" (5.69m x 4.60m)

Being of generous double proportions and having double glazed windows to the front and rear elevations allowing for plentiful natural light and taking advantage of the far reaching views. There is a central heating radiator and loft access point. There is also a good sized dressing room accessed from the landing (10'2" x 7'11" / 3.10m x 2.42m).



Bathroom

Furnished with a contemporary four piece suite in white comprising double ended bath with mixer tap shower attachment, central flush WC, pedestal wash hand basin and large fully tiled shower cubicle with 'rainfall' shower head. There is tiling to the floor and splashbacks, inset ceiling spotlights, chrome ladder style heated towel radiator and Velux roof window.

Outside:

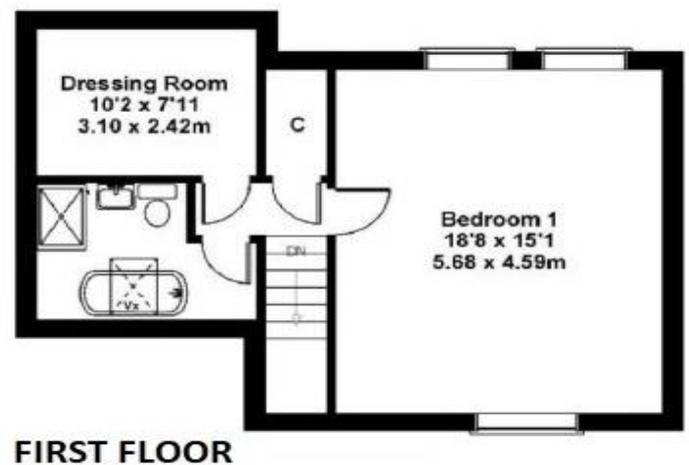
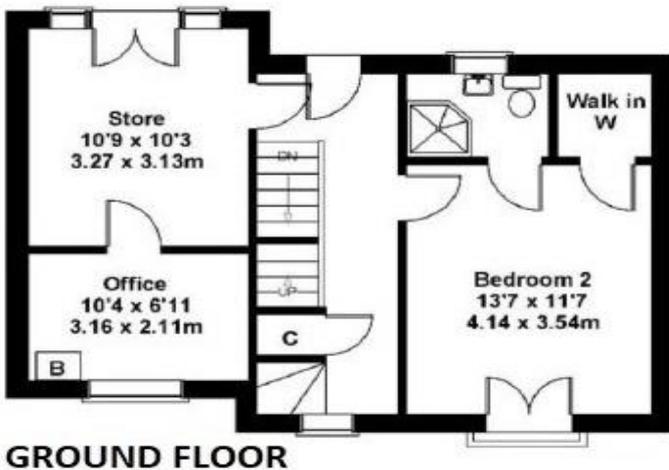
To the front of the property there is a block paved driveway providing off road parking for several vehicles. To the rear can be found a low maintenance tiered paved garden enclosed by timber fencing.

Directions

Leave Hebden Bridge via the A646 Market Street travelling towards Halifax passing through Myholmsroyd and Luddendenfoot. Upon entering Friendly, the Greenside Gardens development can be seen on the right hand side of the road and the subject property located to the right hand side of the road.



Approximate Gross Internal Area
2,256 sq ft - 210 sq m



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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