

Peter David Properties

Residential Sales and Lettings

Victoria Avenue
£180,000



Victoria Avenue, Sowerby Bridge

Description

Peter David are delighted to bring to the market this splendid and most spacious four bedroom family home. Typical of Victorian terraces of this era, the property benefits from large rooms, high ceilings, ornate covings and high skirtings amongst other original features which can be found within the property. The current owners have spared no expense to create this wonderful living space so we would highly recommend an internal inspection to appreciate the standard to which this property is presented.

The property benefits from a block paved driveway to the front to create off road parking, to the rear you will find an enclosed garden which offers far reaching views over the rooftops to the Pennine hills beyond.

Sowerby Bridge is a very popular and well established town providing many amenities and facilities including shops, cafe bars, leisure centre and a daily market. Commuting is made easy via the Sowerby Bridge Railway Station which provides access to the larger cities of Leeds and Manchester. Halifax itself is only a 10 minute drive away.

There is a selection of both Primary and Secondary Schools in the Sowerby Bridge area including Trinity Academy Sowerby Bridge and Ryburn Valley High School.

The accommodation, set over 4 floors, briefly comprises of an entrance hallway, lounge, dining kitchen, playroom, games room, utility w/c room, four bedrooms and a house bathroom. As one would expect, the property benefits from gas central heating and PVCu double glazing.

This property makes a fantastic family home with ample living space, presented to a high standard and convenient for local amenities and facilities. Please direct any enquiry you may have to our sales team who will be happy to assist.

Features

- Victorian Terrace boasting original character throughout
- Four bedrooms
- Two reception rooms
- Games room and utility room
- Off Road Parking
- Enclosed garden
- Far reaching views over rooftops to the Pennine Hills beyond
- EPC Rating: E
- Gas central heating and PVCu double glazing
- To view call the sales team 01422 366948

Accommodation

Entrance hallway

Access to property via PVCu door into the hallway, with central heating radiator and staircase to the first floor.



Lounge 3.03m (9' 11") x 3.77m (12' 4")

Having a living flame gas fire, with feature surround, central heating radiator and double glazed window.



Dining kitchen 4.03m (13' 3") x 4.96m (16' 3")

Modern dining kitchen fitted with matching wall and base units with complementary working surfaces. Having a Belling range cooker, integrated dishwasher, space for a freestanding fridge freezer, tiled flooring, central heating radiator and two double glazed windows to the rear. There is a staircase leading down to the lower ground floor.



Lower Ground Floor

Play Room 4.13m (13' 7") x 3.95m (13' 0")

Spacious area having a feature fireplace and surround, central heating radiator, double glazed window to the rear and a PVCu door leading out to the rear garden.



Games Room 3.31m (10' 10") x 3.74m (12' 3")

Having a central heating radiator.



Utility Room

Having a WC, wash basin, heated towel rail and plumbing for a washing machine.

First Floor

Bedroom One 3.55m (11' 8") x 3.07m (10' 1")

Double room having a feature fireplace and surround, central heating radiator and double glazed window to the front.



Bedroom Two 3.95m (13' 0") x 3.33m (10' 11")

Further double room with central heating radiator and double glazed window to the rear.



Bedroom Three 2.74m (9' 0") x 1.73m (5' 8")

Having central heating radiator and double glazed window to the front.



House Bathroom

Partly tiled three piece suite comprising of WC, wash basin, bath with overhead shower, heated chrome towel rail and frosted double glazed window to the rear.



Second Floor

Bedroom Four 5.04m (16' 6") x 4.56m (15' 0")

Double room having under eaves storage, central heating radiator and two large velux windows. property.



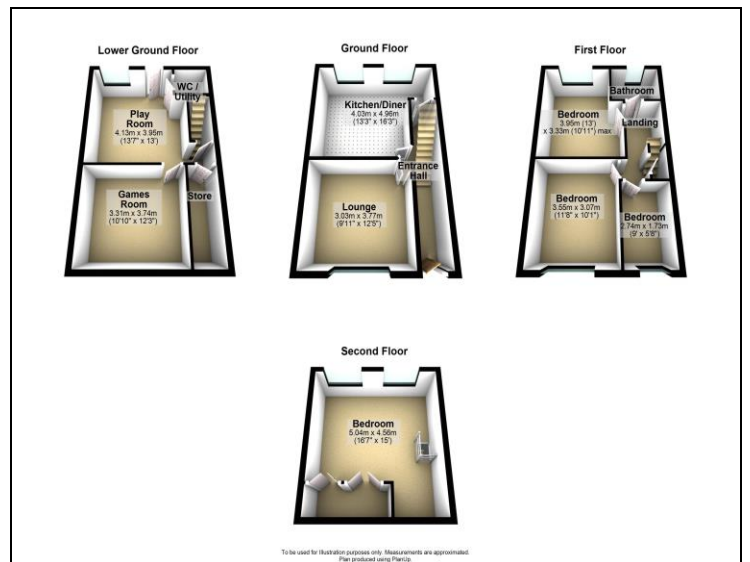
External

There is a block paved driveway to the front which provides off road parking. This has been divided by a metal fence to create a safe seating area by the front of the property. To the rear of the property is the tiered garden which enjoys open views over the rooftops and the hills beyond and includes a pleasant decked seating area and a vegetable patch accessed by some steps at the end of the garden



Directions

Please use the post code HX6 2PE for sat nav directions



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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