

Peter David Properties

Residential Sales and Lettings

Bentley Mount
£185,000



Situated within walking distance of Sowerby Bridge town centre and train station is this delightful and well presented three bedroom modern semi-detached property, set in a delightful cul de sac location of similar properties.

Sowerby Bridge is a busy market town with a range of shops and amenities for the local community including the local leisure centre and swimming pool, a variety of restaurants, pubs and cafe bars and there is a choice of primary and secondary schools in the area. Commuting is made easy via the local Sowerby Bridge Railway Station which has links to both Leeds and Manchester. The M62 network is a short 15 minute drive away for those commuting by car.

This is a nice family home and briefly comprises of entrance hallway, lounge with box window, dining room and modern fitted kitchen. On the first floor are the three bedrooms and house bathroom. Externally there are gardens to both front and rear, side drive way leads down to the detached single car garage. Gas central heating and PVCu wood grain double glazing installed.

To view this splendid family home, please contact our sales team who will be happy to assist you.

Features

- Well Presented Three Bedroom Semi- Detached
- Cul-De-Sac Location
- Gardens Front And Rear With Detached Garage
- Popular Residential Location
- Within Easy Access To Local Amenities
- Easy commuting to Sowerby Bridge or Halifax
- Ideal Family Home
- EPC band C
- To view please contact the sales team 01422 366948

Accommodation

Front Entrance Door

Gives access into the:-

Entrance Hallway

Window to the side, laminate flooring, single radiator, stairs to first floor and access into the:-

Lounge 4.53m (14' 10") x 3.69m (12' 1")

Box window to the front, single radiator, telephone and t.v points. Living flame gas fire with oak finish surround with marble back panel and hearth. Under-stairs storage cupboard housing the gas combination boiler. Open archway leads into the:-

Dining Room 3.14m (10' 4") x 2.18m (7' 2")

Window to the rear over looking the garden, single radiator and access into the:-

Fitted Kitchen 3.14m (10' 4") x 2.37m (7' 9")

Modern fitted kitchen comprising cream shaker style units with solid oak work tops. Belfast sink, free standing gas cooker with extractor hood above, integrated dishwasher. Plumbing for automatic washing machine and space for fridge freezer. Window and access door leads onto the decking area.

First Floor

Landing Area

Window to the side, built in storage cupboard providing useful storage. And access point to the loft space

Bedroom One 4.21m (13' 10") x 2.62m (8' 7")

Window to the front, single radiator and telephone point.

Bedroom Two 3.50m (11' 6") x 2.62m (8' 7")

Window overlooking the garden and single radiator.

Bedroom Three 2.53m (8' 4") x 1.80m (5' 11")

Window to the front and single radiator

Bathroom 1.95m (6' 5") x 1.80m (5' 11")

Three piece white bathroom suite with shower over the bath. vanity wash hand basin, low flush toilet, tiling to the walls, heated chrome towel rail radiator and window to the rear.

External Details

To the front is a lawned garden and a driveway to the side leading to the detached garage with up and over door, power and light points. Side gated access leads into the enclosed rear garden being mainly lawned with decking area, a safe garden where children can play

Directions

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



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