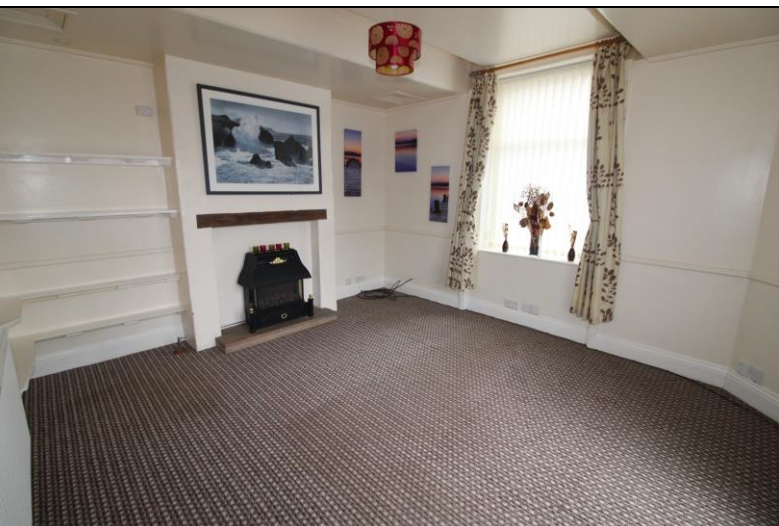


Peter David Properties

Residential Sales and Lettings

Dale Street £85,000



Dale Street, Sowerby Bridge

Peter David are pleased to offer this well presented 2 bedroom through terrace to the market. The accommodation is deceptively spacious and would make an excellent first time buyer purchase or BTL investment. The property benefits from gas central heating and PVCu double glazing and is sold with NO UPWARD CHAIN.

The property is located close to the local amenities in the town, bus routes and good schools. Commuting is made easy via the Sowerby Bridge Railway Station which is only a 10 minute walk away providing links to both Leeds and Manchester. Sowerby Bridge has it's own leisure centre and swimming pool along with a local daily market. A vibrant market town which offers everything you would need including a vibrant social scene including local cafe bars and restaurants.

The accommodation, set over two floors, briefly comprises of a living room, dining kitchen, utility room, cellar and to the first floor two double bedrooms and the house bathroom. The property boasts many original features which have been tastefully restored so we strongly recommend an internal inspection of this lovely home.

Please direct any enquiry you may have to our sales team who will be happy to assist you.

Features

- Spacious end terrace
- Two double bedrooms
- Gas Central Heating
- PVCu double glazing
- Deceptively spacious
- Excellent commuter links
- Vibrant market town
- EPC band D
- Sold with NO UPWARD CHAIN
- To view call our sales team 01422 366948

Accommodation

Dining kitchen 3.38m (11' 1") x 3.81m (12' 6")

With a range of matching wall and base units with complementary work surfaces and tiled splashbacks. Stainless steel sink with chrome mixer tap. Integrated electric oven with electric hob and filter hood. Space for a tall fridge freezer. Breakfast bar. Central heating radiator and double glazed window. Access to the cellar and utility room. Central heating radiator and double glazed window.

Utility room 2.19m (7' 2") x 1.45m (4' 9")

Via the front door you step into the utility room which comprises of a work surface with plumbing for an automatic washing machine and space for a tumble dryer. Wall mounted gas combination boiler. Central heating radiator and double glazed window.

Living room 3.87m (12' 8") x 4.09m (13' 5")

Attractive central fireplace with inset gas fire. Shelving. Central heating radiator and two double glazed windows allowing in plenty of natural light.

Cellar

A useful space for storage

First floor

Landing

Providing access to the first floor rooms

Bedroom 4.04m (13' 3") x 2.60m (8' 6")

A double room with fitted cupboard. Central heating radiator and two double glazed windows creating a light and airy room.

Bedroom 3.46m (11' 4") x 4.00m (13' 1")

A double room with fitted cupboards. Central heating radiator and double glazed window.

House bathroom 2.95m (9' 8") x 1.61m (5' 3")

A part tiled bathroom with a three piece white bathroom suite comprising of a sink with pedestal, wc and bath with electric shower over and shower curtain. Bathroom fittings include a mirrored vanity unit. Central heating radiator. Frosted double glazed window.

Outside

To the front of the property is a stone flagged yard bordered by a flower bed. A useful space to sit or hang out the washing. On street parking.

Directions

Please use the post code HX6 2QT 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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