

Peter David Properties

Residential Sales and Lettings

Greenside Gardens, Friendly

£165,950



Greenside Gardens, Friendly, Sowerby Bridge HX6 2UP

Peter David Properties are pleased to offer to the open market this newly built, three bedroomed semi-detached property, situated amongst similar properties on this exclusive development. Located within easy access of Sowerby Bridge town centre with all the amenities available there including the railway station which offers routes to Manchester and Leeds making this an ideal property for the professional / family buyer.

The accommodation is laid out over three floors and comprises in brief: - Entrance hallway, cloakroom WC, fitted kitchen with built-in appliances, lounge with dining area and French doors opening onto the enclosed paved patio garden to the rear, two first floor bedrooms and house bathroom and the master bedroom situated to the second floor. The property is equipped with gas fired central heating and PVCu wood grain effect double glazing together with a security system. Externally there is a blocked paved area with bin storage to the front of the property and to the rear can be found two car parking spaces, one being covered by the patio garden above.

Internal viewing highly recommended to appreciate this well presented and maintained family home. To view, call our Hebden Bridge office on 01422 844403.

Features

- Newly built semi-detached
- Three bedrooms
- Modern fitted kitchen and bathroom
- Spacious lounge / dining room
- PVCu double glazed and gas central heating
- Enclosed patio garden to the rear
- Two off road parking spaces
- Convenient for Sowerby Bridge amenities including railway station
- Council Tax Band: C
- Energy Rating: C

Accommodation:

Ground Floor:

Enter the property via a PVCu wood grain effect exterior door with double glazed panels into the entrance hall.

Entrance Hall

Having a staircase rising to the first floor, single central heating radiator and doors accessing the kitchen and lounge.



Cloakroom WC

Furnished with a two piece white suite comprising a low flush WC and small wash hand basin. There is a single radiator and extractor fan.

Kitchen 9'4" x 6'6" (2.84m x 1.98m)

Fitted with a range of matching modern wall and base units with complementary working surfaces and upstands inset into which is a one and a half bowl stainless steel sink unit with mixer tap. There is a built-in electric oven with electric halogen hob, stainless steel splashback and extractor hood above with external vent. There is tiled flooring, space and plumbing for an automatic washing machine, central heating radiator, recessed LED down lighters and window to the front elevation.



Lounge / Dining Area 17'5" x 13'1" (5.31m x 3.99m)

This generously proportioned reception room has a walk-in box bay window with French doors to the rear elevation opening onto the patio garden. There is a modern wall mounted electric fire surround and a double central heating radiator.



First Floor:

Landing

Having a single central heating radiator, window to the front elevation and staircase rising to the second floor with a contemporary chrome spindled balustrade.

Bedroom Two 13'1" x 9'7" (3.99m x 2.92m)

Having a window to the rear elevation and a double central heating radiator.



Bedroom Three 9'6" x 6'11" (2.90m x 2.11m)

Having a window to the front elevation and a double central heating radiator.



Bathroom

Furnished with a three piece white suite comprising panelled bath with power shower over and glass shower screen, pedestal wash hand basin and central flush WC. There is tiling to the walls and flooring, ladder style chrome radiator and window to the side elevation.



Second Floor:

Master Bedroom 16'9" x 13'1" (5.11m x 3.99m)

This spacious master bedroom has a dormer window to the rear elevation enjoying the open views, double central heating radiator, two built-in storage areas one housing the combination boiler and the other one being a storage cupboard, two under eaves storage cupboards and access point to the loft space.



Outside:

There is a blocked paved area to the front of the property with small garden to the side and bin store. To the rear of the property can be found two car parking spaces, one being covered by the enclosed paved patio garden above.



Directions

Leave Hebden Bridge via the A646 Market Street travelling towards Halifax passing through Mytholmroyd 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 head of the development clearly identified by our 'For Sale' board.

Boundaries and Ownership:

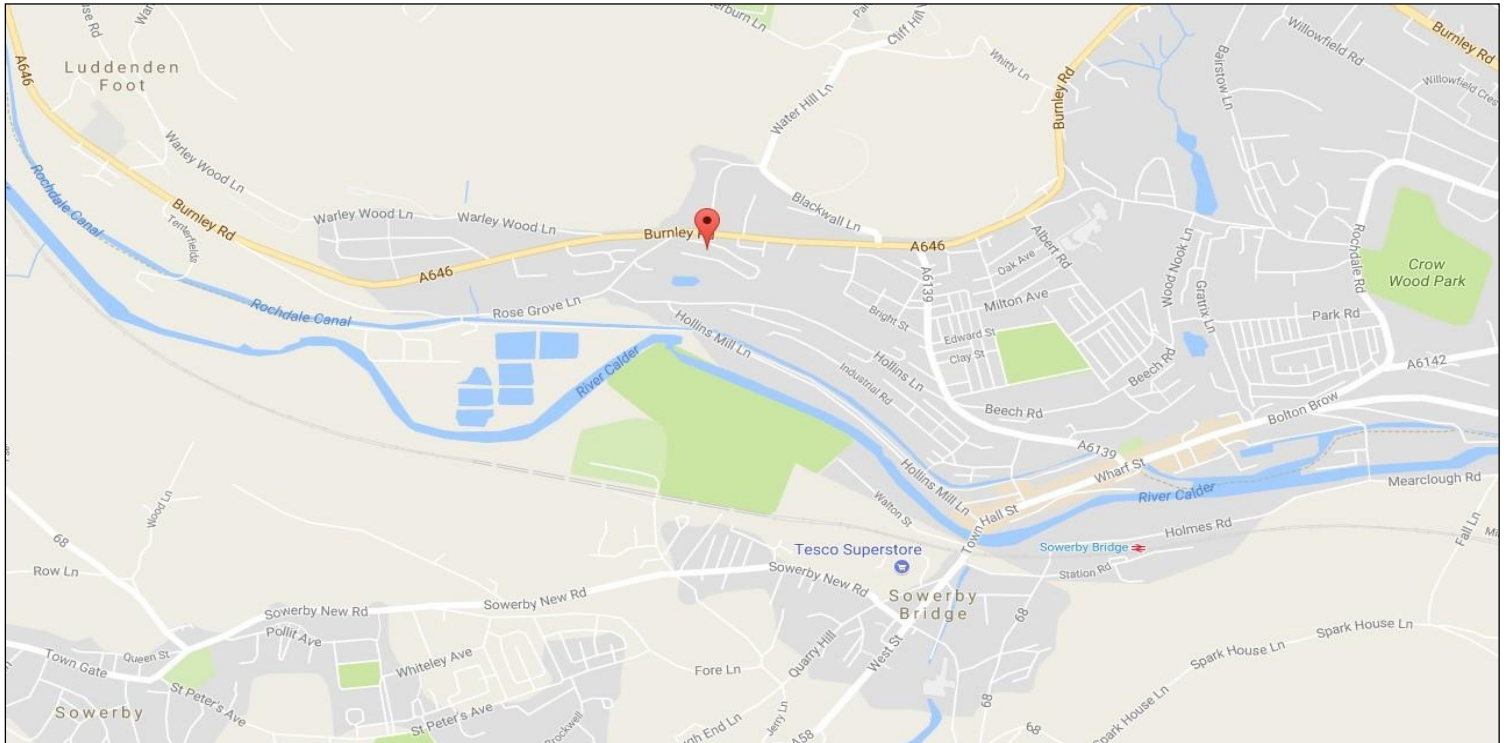
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Related Sale Discount:

Peter David will offer a 10% discount off our selling fees to any client purchasing a property through Peter David who then instructs Peter David in the sale of their own property.

Mortgage Services:

Why not see our mortgage advisor for a FREE advice appointment. We will look at the whole of the market to find the best deal for you. Whether you want to know how much you can borrow or the monthly payments we are here to help. At Peter David, we are here to give that personal service with the right expertise to make the buying process hassle free. For an appointment please call any of our offices to arrange a visit. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



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