

Peter David

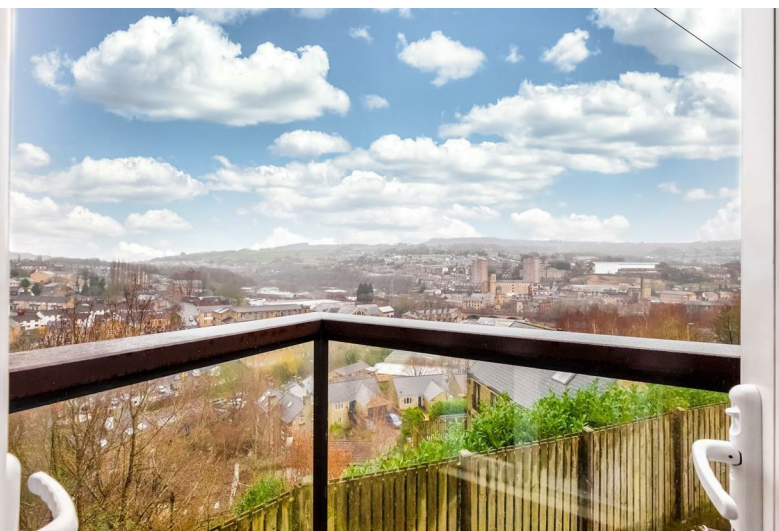
Properties Ltd

Residential Sales and Lettings



Boggart Lane,

£325,000





Peter David Properties are delighted to bring to market this THREE BEDROOM FAMILY HOME. Nestled in a highly sought after, semi rural location between Norland and Sowerby Bridge, this semi detached residence boasts three bedrooms and three en suite bathrooms, offering spacious living accommodation over three floors.

With panoramic views of Sowerby Bridge and its surroundings, the property also benefits from a large tiered garden and balcony where you can sit out and enjoy the views.

The internal accommodation briefly comprises of a lounge, kitchen, WC, utility room, three double bedrooms, all with en suites and a large double garage.

- SEMI DETACHED
- THREE BEDROOMS
- THREE BATHROOMS
- SOUGHT AFTER LOCATION
- PANORAMIC VIEWS
- DOUBLE GARAGE
- OFF ROAD PARKING
- EPC RATING - C
- COUNCIL TAX BAND - D

Accommodation

Ground floor

Enter the property via a UPVC door with a central heating radiator and access to the garage and third ground floor bedroom. Staircase then leads to the first floor.

Double garage

16'8" x 17'3" (5.1 x 5.27)

Bedroom three

10'7" x 9'1" (3.25 x 2.77)

Double bedroom with a double glazed window, central heating radiator, doors leading to the en suite and walk in storage cupboard.

En suite

5'2" x 4'9" (1.6 x 1.45)

Partly tiled with a white three piece suite which comprises of a shower enclosure, pedestal wash hand basin and a low flush WC.

First floor

The first floor landing provides access to the lounge, dining kitchen, WC and utility room.

Lounge

16'8" x 14'7" (5.1 x 4.47)

A spacious lounge with two Juliet balcony doors enjoying extensive views across Sowerby bridge and providing access to the balconies. Central heating radiator and space for a large dining table and chairs.

Dining kitchen

16'8" x 9'3" (5.1 x 2.82)

With a range of matching wall and base units, granite work surfaces and metro tiled splash back. One and a half bowl stainless steel sink, integrated electric oven and grill, induction hob and extractor hood. Integrated appliance's including a fridge freezer and dish washer. Breakfast bar and space for a dining table and chairs. Tall central heating radiator, double glazed window and patio doors leading to the rear garden.

WC

With a white two piece suite which comprises of a low flush WC, pedestal wash hand basin, central heating radiator and frosted double glazed window.

Second floor

Bedroom one

16'8" x 14'11" (5.1 x 4.55)

A spacious double bedroom with a large walk in wardrobe/dressing room, double glazed windows and a central heating radiator. Door leading to the en suite.

En suite

4'9" x 9'10" (1.45 x 3)

Partly tiled with a white three piece suite which comprises of a large vanity unit wash hand basin, matching low flush WC, shower over the bath, chrome towel warmer and frosted double glazed window.

Bedroom two

16'8" x 9'2" (5.1 x 2.8)

Double bedroom with two double glazed windows and a central heating radiator. Door leading to the en suite.

En suite

4'9" x 5'4" (1.45 x 1.65)

Partly tiled with a white three piece suite which comprises of a shower enclosure, pedestal wash hand basin, low flush WC, central heating radiator and a frosted double glazed window.

External

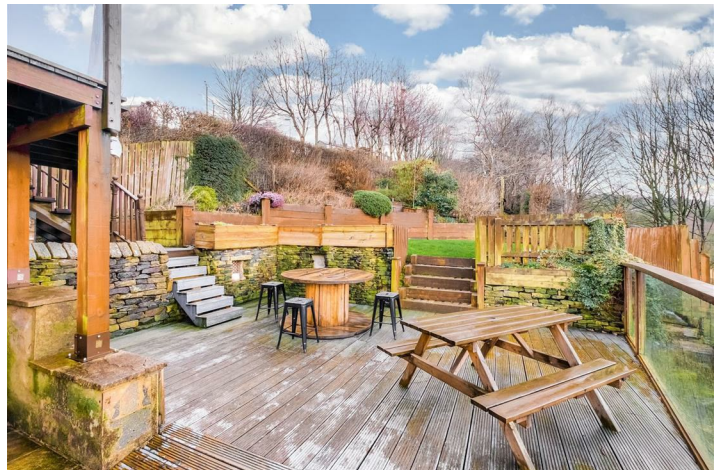
To the front of the property you will find a block paved driveway providing parking for 3-4 cars. To the rear you will find a large tiered south facing garden with a decked area, a great space for entertaining in the summer months, lawn and further seating area.

Directions

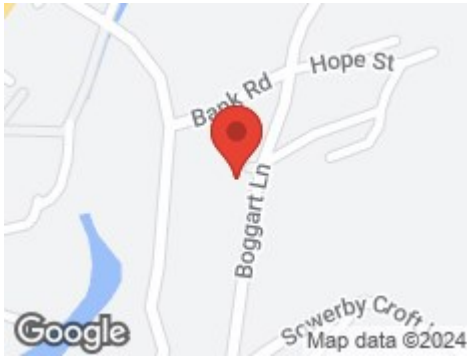
Please use post code HX6 3PG for sat nav directions.

PLEASE NOTE

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Road Map



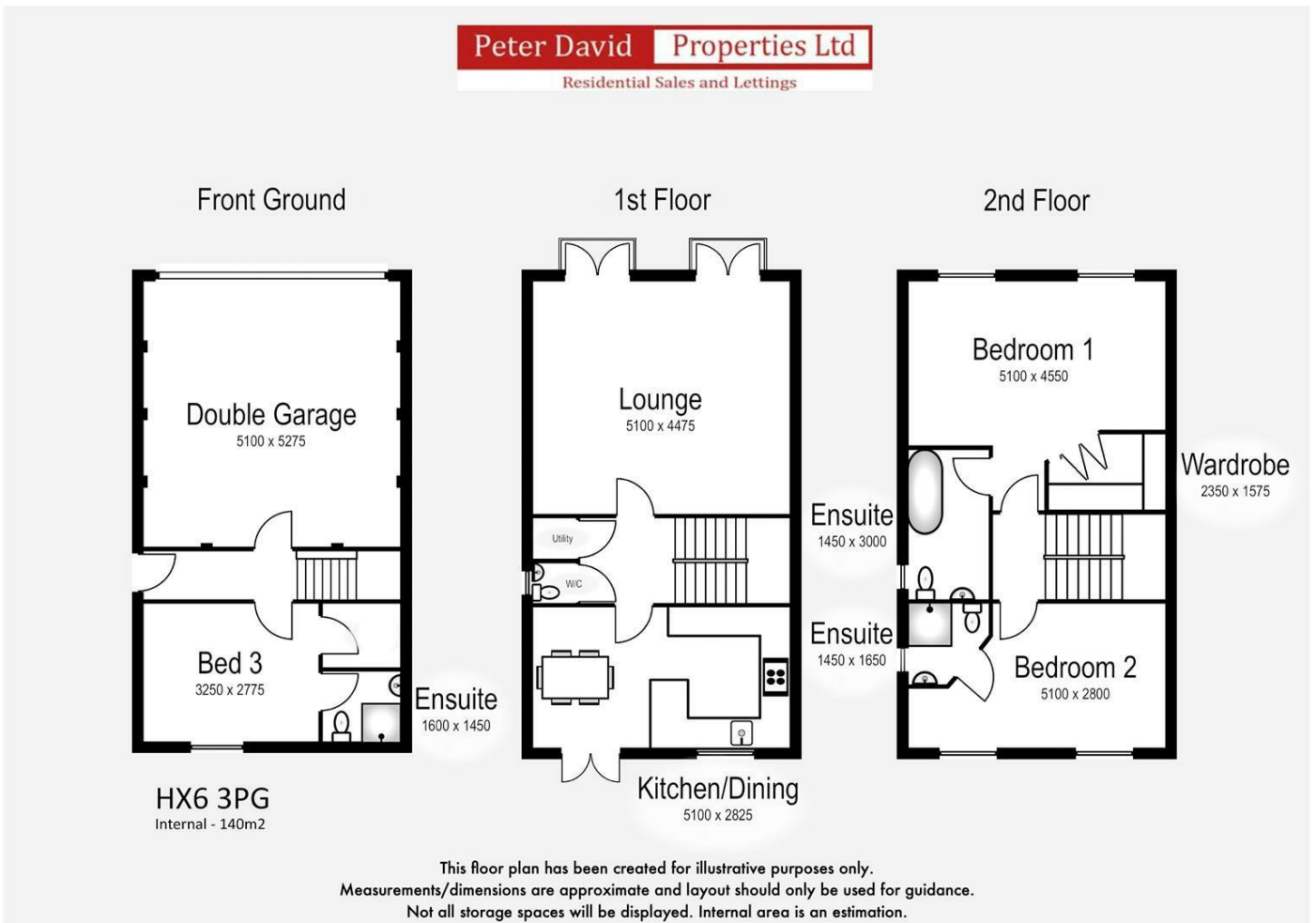
Hybrid Map



Terrain Map



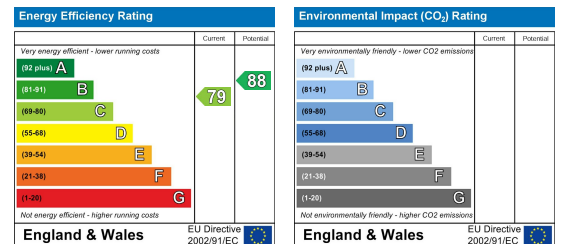
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

www.peterdavid.co.uk

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk