

# Peter David

# Properties Ltd

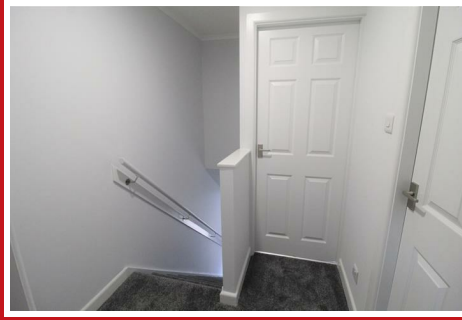
Residential Sales and Lettings



## Industrial Road, Sowerby Bridge

£800 Per Calendar Month





Now available is this two bedroom semi detached property. With off road parking for up to 2 cars to the front and an enclosed garden to the rear with views across the valley.

The property benefits from gas central heating throughout and double glazing. The internal accommodation comprises of an entrance hallway, kitchen, living room with access to the rear enclosed garden, stairs lead to the two double bedrooms and the house bathroom.

Located in Sowerby Bridge, the property is conveniently located close to Sowerby Bridge Railway Station which opens up commuter links to both Leeds and Manchester. The town is served by a local TESCO supermarket, bars, bistros, post office and a local market each week.

- 2 BEDROOMS
- DRIVEWAY FOR 2 CARS
- REAR GARDEN
- LIVING ROOM
- KITCHEN
- BATHROOM
- CLOSE TO LOCAL AMENITIES
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A
- EPC RATING C



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Peter David Properties Ltd**  
Residential Sales and Lettings

### Front Ground

**Living**  
4150 x 4000

**K**  
2075 x 2750

### 1st Floor

**Bed 1**  
3200 x 3425

**Bed 2**  
2300 x 2900

**Bath**  
1725 x 1900

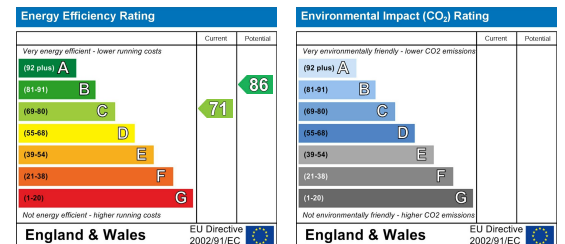
**HX6 2RB**  
Internal - 55m<sup>2</sup>  
External - 65m<sup>2</sup>  
Overall - 14.50m x 7.12m

Measurements and layout for guidance only.  
All storage spaces may not be displayed.

## 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



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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Hebden Bridge HX7 8EF

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