

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Brockwell Gardens,**

**£225,000**





Welcome to this charming semi-detached house located in the desirable area of Brockwell Gardens, Sowerby Bridge. This property boasts a prime corner plot, offering ample space and privacy for you and your family to enjoy.

As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is plenty of room for everyone to have their own space.

One of the highlights of this residence is its extension, providing additional living space for you to customise according to your needs. Imagine the possibilities of creating a cosy reading nook, a home office, or a play area for the little ones. Alternatively, one big advantage of this property is the main bathroom is at ground floor level. This could easily be useful to whoever needs single floor living without needing to use the staircase.

Conveniently located near the railway station, commuting will be a breeze for those working in the city or exploring the surrounding areas. The garage and driveway offer parking for your vehicles, adding to the convenience this property provides.

There are schools nearby for the children, both primary and secondary schools.

This property is not just a house; it is a family home waiting for new memories to be made. Don't miss the opportunity to make this extended three-bedroom residence your own.

- EXTENDED SEMI DETACHED RESIDENCE
- THREE BEDROOMS
- LARGE CORNER PLOT
- DRIVEWAY PROVIDES OFF ROAD PARKING
- SINGLE GARAGE
- LONG DRIVEWAY
- GROUND FLOOR BATHROOM IDEAL FOR THOSE NEEDING SINGLE FLOOR LIVING
- DESIRABLE RESIDENTIAL LOCATION CLOSE TO LOCAL SCHOOLS
- EPC BAND C
- COUNCIL TAX BAND C

## Accommodation

### Entrance hallway

### Lounge

12'7" x 11'3" (3.85 x 3.45)

### Kitchen

12'2" x 8'10" (3.72 x 2.70)

### Dining room

9'8" x 7'9" (2.97 x 2.37)

### Additional lounge

10'8" x 8'9" (3.27 x 2.67)

### Ground floor bathroom

### First floor

### Bedroom 1

12'3" x 10'9" (3.75 x 3.30)

### Bedroom 2

12'3" x 8'3" (3.75 x 2.52)

### Bedroom 3

6'11" x 9'10" (2.12 x 3.00)

### Bedroom 4

6'11" x 5'6" (2.12 x 1.70)

### WC

### External

This large corner plot comes with a long driveway leading to a single garage. This provides ample off road parking. The garden itself wraps around the property.

### Directions

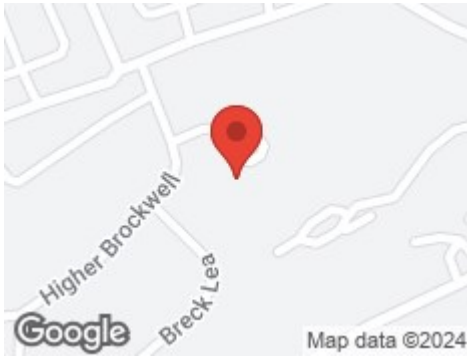
Please use the postcode HX6 1BP for sat nav directions

### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



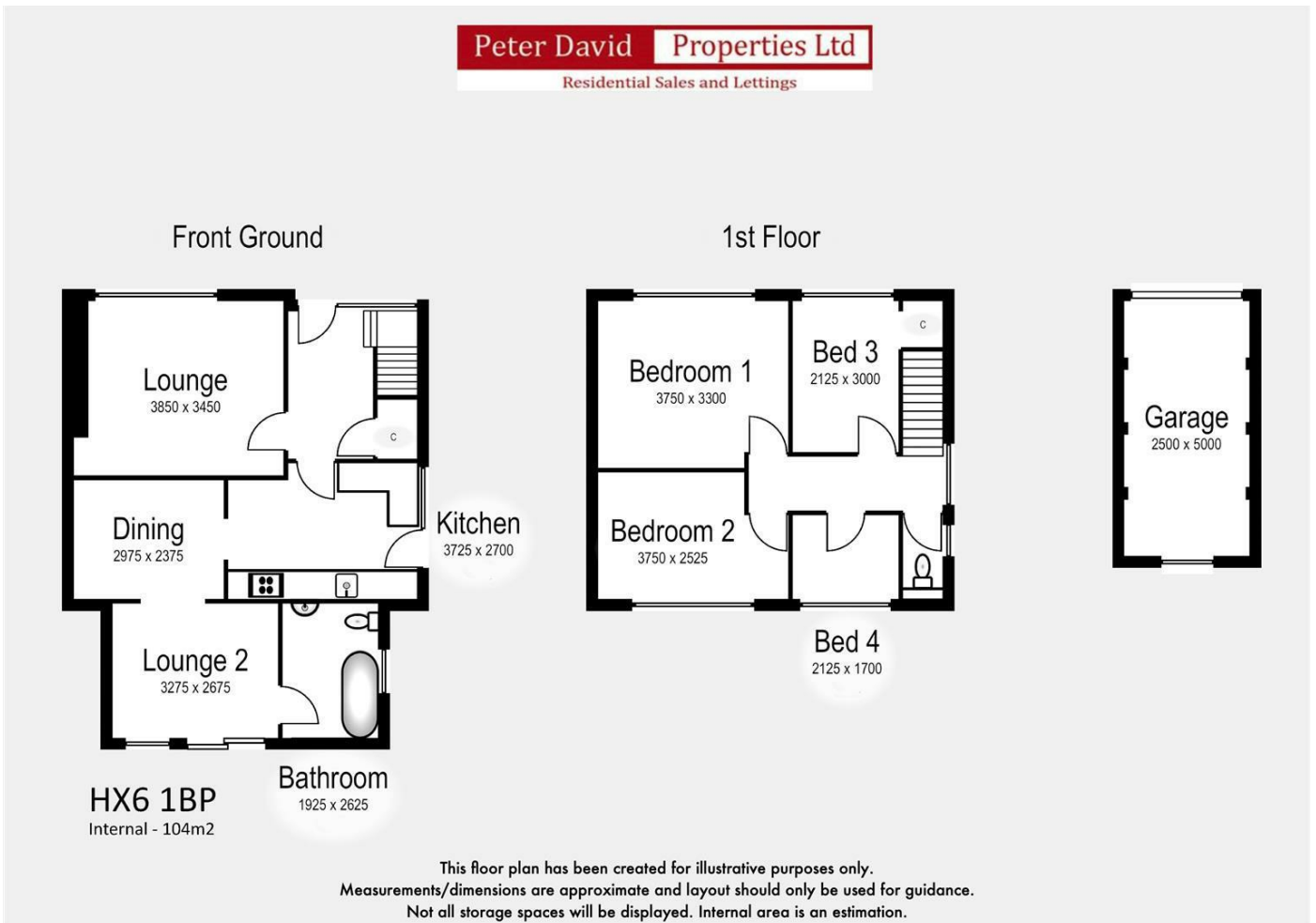
## Hybrid Map



## Terrain Map



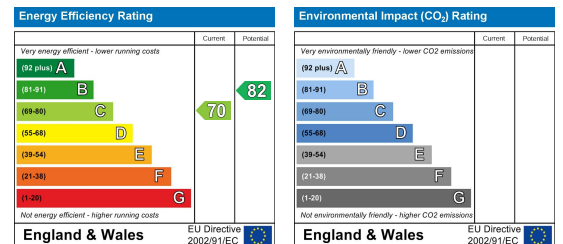
## Floor Plan



## 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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