

# Peter David

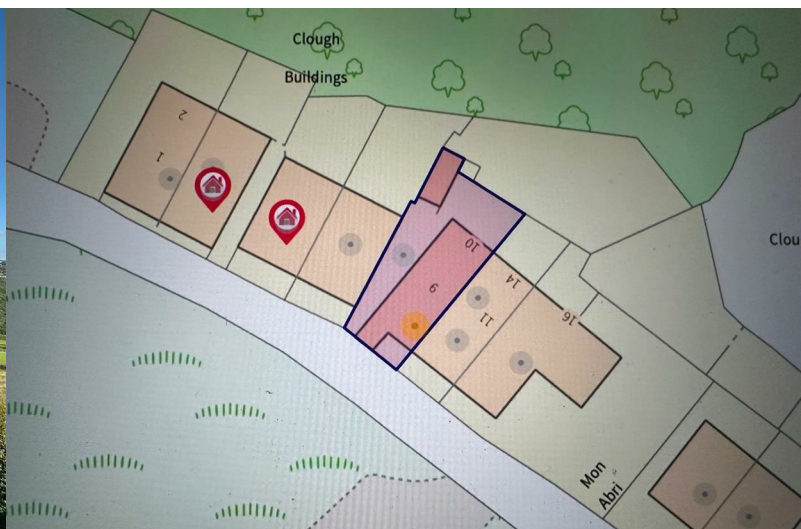
# Properties Ltd

Residential Sales and Lettings



## Clough Buildings, Boulderclough

£220,000





Nestled in the charming village of Boulderclough, Sowerby Bridge, this property offers a fantastic opportunity for those looking to create their dream home. With two spacious reception rooms and three bedrooms, there is ample space to design a layout that suits your lifestyle.

Although the property is in need of renovation, the potential it holds is truly exciting. The large rooms provide a blank canvas for you to unleash your creativity and transform this house into a cosy and inviting home.

One of the standout features of this property is the beautiful views it offers. Imagine waking up to picturesque scenes every morning and unwinding in the evenings with a backdrop of serene landscapes - pure bliss!

Located in a semi-rural setting, you can enjoy the best of both worlds - the tranquillity of the countryside and the convenience of nearby amenities. Plus, with no upward chain, you can take the reins and start your renovation project without any delays.

Don't miss out on this opportunity to create a stunning home in a peaceful location. Embrace the challenge of renovation and turn this property into your own dream home.

- LARGE VICTORIAN END TERRACE
- IN NEED OF RENOVATION
- WILL BE OF INTEREST TO BUILDERS AND DEVELOPERS
- FANTASTIC FAR REACHING VIEWS
- DESIRABLE SEMI RURAL LOCATION
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- SOLD WITH NO UPWARD CHAIN
- EPC BAND G
- COUNCIL TAX BAND B

## Accommodation

### Entrance porch

6'2" x 5'3" (1.89 x 1.62)

### Lounge

14'10" x 13'1" (4.54 x 4.67)

### Kitchen diner

14'7" x 15'3" (4.45 x 4.67)

## Lower ground floor

### Reception room

14'7" x 15'3" (4.46 x 4.67)

### Cellar

## First floor

### Bedroom

14'11" x 15'3" (4.55 x 4.67)

### Bedroom

14'9" x 10'0" (4.50 x 3.07)

### House bathroom

9'3" x 4'11" (2.84 x 1.50)

## Second floor

### Bedroom

29'9" x 15'3" (9.07 x 4.67)

## External

To the rear of the property is a yard accessed via a path to the side of the property or the lower ground floor reception room. On street parking.

## Directions

Please use the postcode HX6 1NH 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.
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