

Peter David

Properties Ltd

Residential Sales and Lettings



Well Head Lane, Sowerby

£220,000





Nestled in the charming village of Sowerby, this characterful two-bedroom cottage house on Well Head Lane is a true gem waiting to be discovered. As you step inside, you'll be greeted by a beautifully presented interior that exudes warmth and charm.

The property boasts one reception room with a wood burning stove, perfect for relaxing or entertaining guests, and a well-appointed kitchen. The two bedrooms offer comfortable spaces to unwind after a long day, with views over open fields that provide a sense of tranquillity and peace.

One of the standout features of this home is its semi-rural location, offering the best of both worlds - a peaceful retreat from the hustle and bustle of city life, yet still within easy reach of local amenities. Imagine waking up to the picturesque views of open fields every morning!

In addition, this character cottage comes with off-road parking space, a coveted convenience that adds to the appeal of this delightful property. Whether you're a first-time buyer, a small family, or someone looking for a peaceful abode, this house has something for everyone.

- CHARACTER COTTAGE
- SEMI RURAL LOCATION
- VIEWS OVER OPEN FIELDS FRONT AND REAR
- OFF ROAD PARKING
- TWO BEDROOMS
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- DECKED SEATING AREA TO THE REAR WITH VIEWS OVER FIELDS
- GAS CENTRAL HEATING + DOUBLE GLAZING
- EPC BAND D
- COUNCIL TAX BAND B

Accommodation

Entrance vestibule

Lounge

15'5" x 12'0" (4.70 x 3.67)

Kitchen

13'7" x 5'10" (4.15 x 1.80)

First floor

Bedroom

10'0" x 12'0" (3.07 x 3.67)

Bedroom

13'5" x 5'10" (4.10 x 1.80)

Shower room

5'1" x 8'11" (1.57 x 2.72)

Cellar

6'0" x 12'0" (1.85 x 3.67)

External

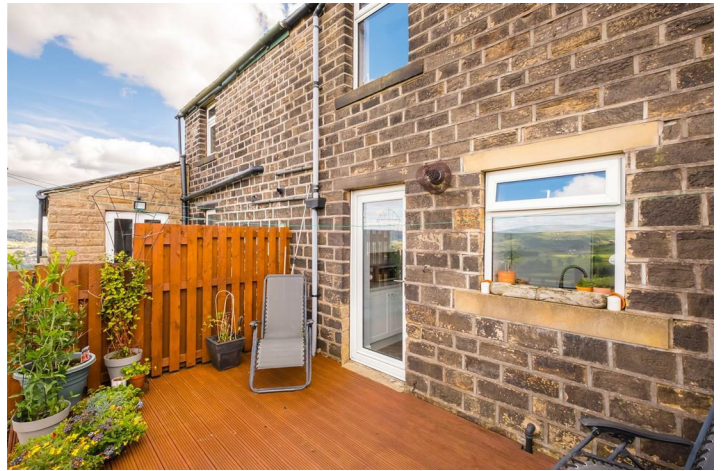
The property is stone flagged to the front and to the rear is a decked seating area with views over open fields. At the end of the terraces is an off road parking space and timber shed.

Directions

Please use the postcode HX6 1NN 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



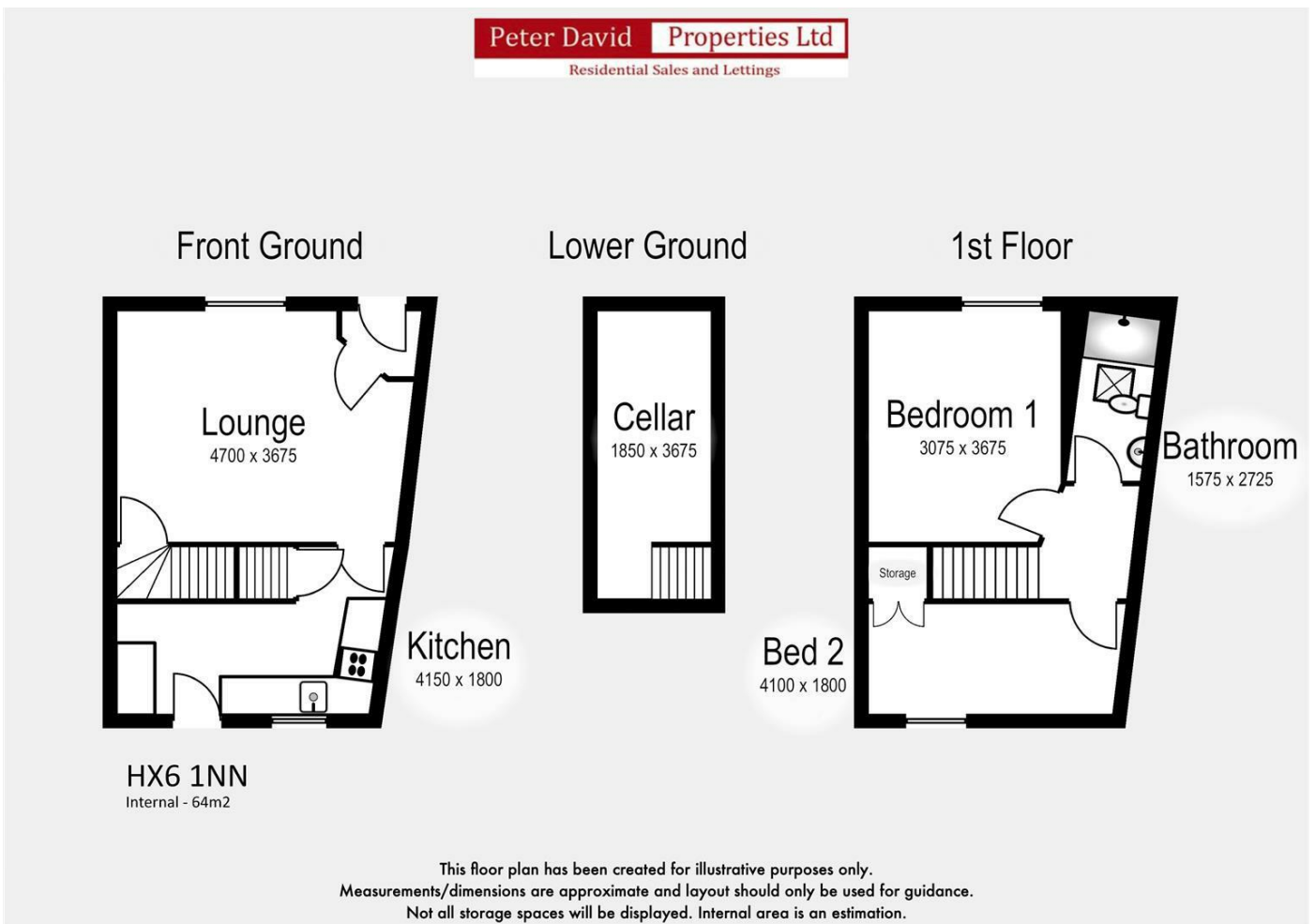
Hybrid Map



Terrain Map



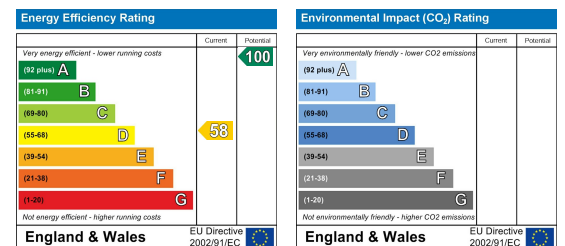
Floor Plan



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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