

Peter David

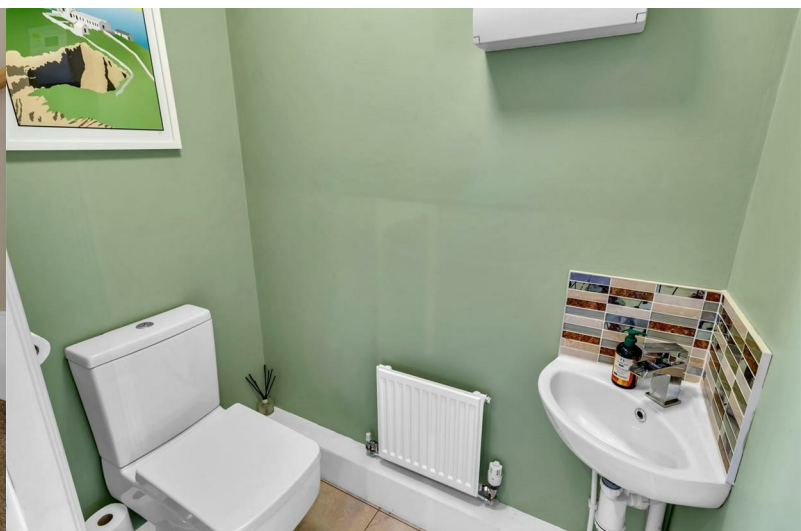
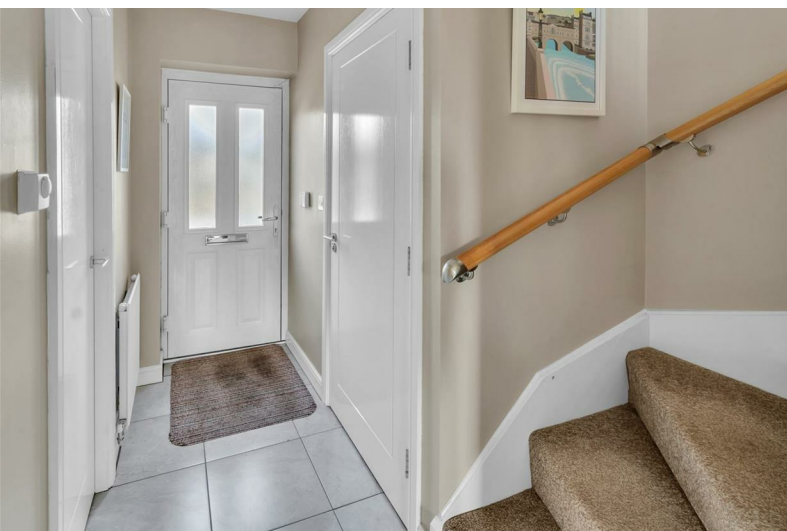
Properties Ltd

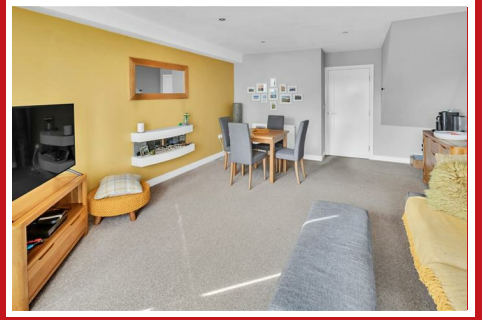
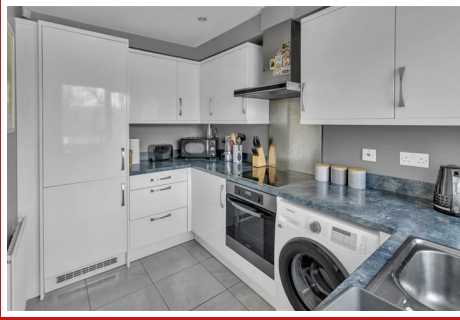
Residential Sales and Lettings



Greenside Gardens,

£250,000





Peter David Properties are pleased to offer to the open market this three bedroomed semi-detached property, situated amongst similar properties on this exclusive development.

Located within easy access of Sowerby Bridge town centre with all the amenities available there including the railway station which offers routes to Manchester and Leeds making this an ideal property for the professional / family buyer.

The accommodation is laid out over three floors and comprises in brief: - Entrance hallway, cloakroom WC, fitted kitchen with built-in appliances, lounge with dining area and French doors opening onto the enclosed paved patio garden to the rear.

On the first floor are two bedrooms and house bathroom with the main bedroom situated to the second floor.

The property is equipped with gas fired central heating and PVCu wood grain effect double glazing together with a security system.

Externally there is a blocked paved area with bin storage to the front of the property and to the rear can be found an integral garage under the patio and one car parking space. Internal viewing highly recommended to appreciate this well presented and maintained family home.

To view, call our Hebden Bridge office on 01422 844403.

- THREE BEDROOM SEMI-DETACHED WITH ACCOMMODATION OVER 3 FLOORS
- MODERN FITTED KITCHEN WITH BUILT IN APPLIANCES
- GUEST CLOAKROOM
- SPACIOUS LOUNGE/ DINING AREA
- PVCu DOUBLE GLAZING AND GAS CENTRAL HEATING
- ENCLOSED PAVED PATIO GARDEN TO THE REAR
- INTEGRAL GARAGE AND ONE PARKING SPACE
- CLOSE TO TOWN CENTRE
- COUNCIL TAX BAND C
- EPC RATING C

Accommodation

Ground Floor

Enter the property via a PVCu wood grain effect exterior door with double glazed panels into the entrance hall.

Entrance Hallway

Having a staircase rising to the first floor, single central heating radiator and doors accessing the kitchen and lounge.

Cloakroom WC

Furnished with a two piece white suite comprising a low flush WC and small wash hand basin. There is a single radiator and extractor fan.

Kitchen

10'2" x 6'5" (3.12m x 1.98m)

Fitted with a range of matching modern wall and base units with complementary working surfaces and upstands inset into which is a one and a half bowl stainless steel sink unit with mixer tap. There is a built-in electric oven with electric halogen hob, stainless steel splashback and extractor hood above with external vent. There is tiled flooring, space and plumbing for an automatic washing machine, central heating radiator, recessed LED down lighters and window to the front elevation.

Lounge/ Dining Area

19'10" x 13'8" (6.05m x 4.19m)

This generously proportioned reception room has a walk-in box bay window with French doors to the rear elevation opening onto the patio garden. There is a modern wall mounted electric fire surround and a double central heating radiator.

First Floor

Landing

Having a single central heating radiator, window to the front elevation and staircase rising to the second floor with a contemporary chrome spindled balustrade.

Office

6'7" x 5'4" (2.01m x 1.65m)

Bedroom 2

11'8" x 9'6" (3.56m x 2.92m)

Having a window to the rear elevation and a double central heating radiator.

Bedroom 3

9'6" x 6'11" (2.90m x 2.11m)

Having a window to the front elevation and a double central heating radiator.

Bathroom

6'4" x 6'9" (1.94m x 2.07m)

Furnished with a three piece white suite comprising panelled bath with power shower over and glass shower screen, pedestal wash hand basin and central flush WC. There is tiling to the walls and flooring, ladder style chrome radiator and window to the side elevation.

Second Floor

Main Bedroom

16'6" x 13'8" (5.05m x 4.19m)

This spacious bedroom has a dormer window to the rear elevation enjoying the open views, double central heating radiator, two built-in storage areas one housing the combination boiler and the other one being storage cupboard, two under eaves storage cupboards and access point to the loft space.

External

There is a blocked paved area to the front of the property with small garden to the side and bin store. To the rear of the property can be found the integral garage and one car parking space

Directions

Leave Hebden Bridge via the A646 Market Street travelling towards Halifax passing through Mytholmroyd and Luddendenfoot. Upon entering Friendly, Greenside Gardens development can be seen on the right hand side of the road and the subject property located to the head of the development clearly identified by our 'For Sale' board.

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



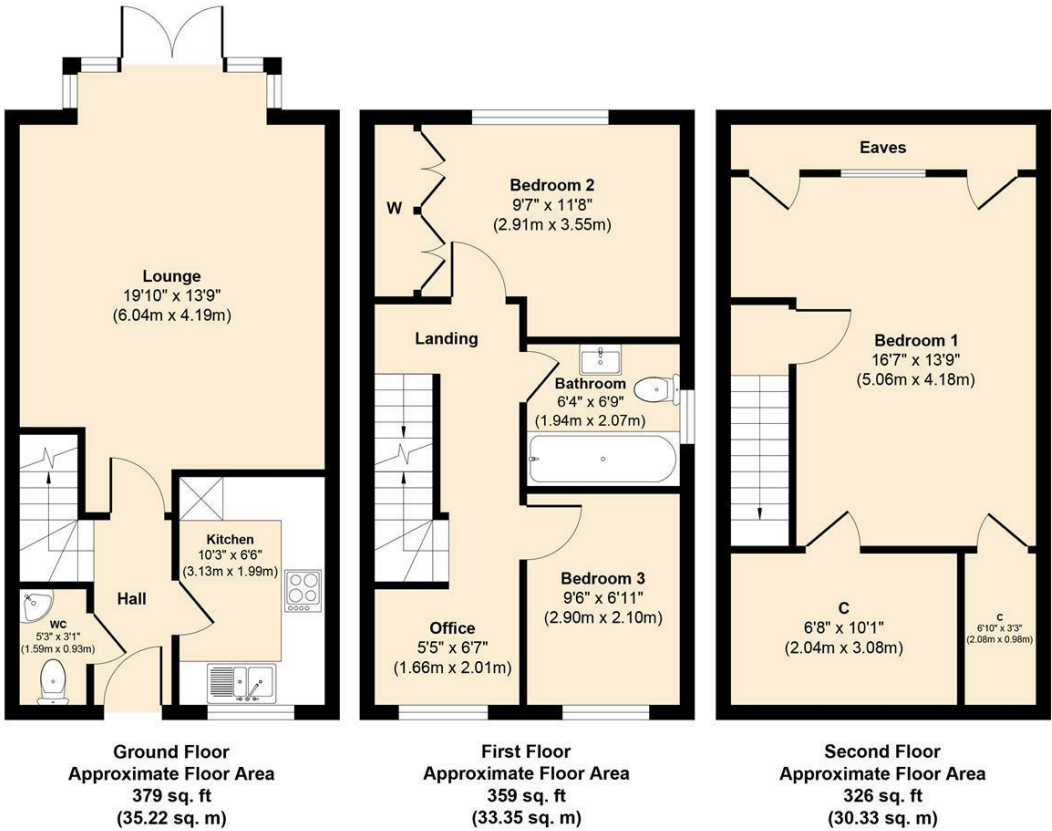
Hybrid Map



Terrain Map



Floor Plan

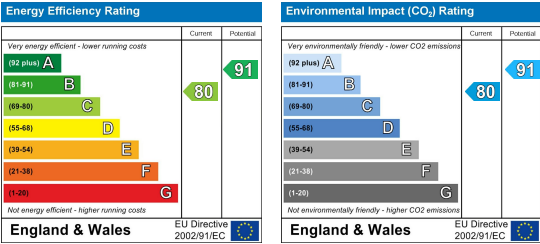


Approx. Gross Internal Floor Area 1,064 sq. ft / 98.90 sq. m.
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

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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