

# Peter David

# Properties Ltd

Residential Sales and Lettings

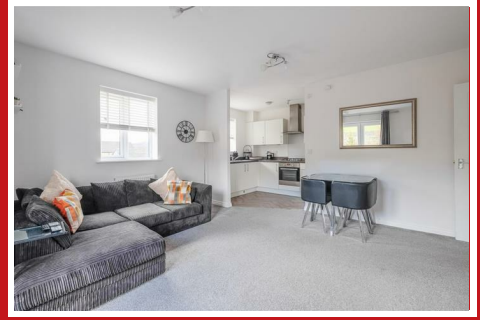
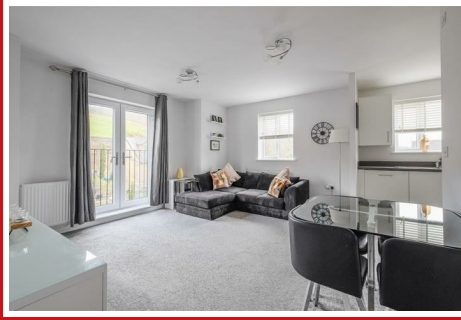


**50 Beck Road, Copley**

**£150,000**







Welcome to this charming flat located at 50 Beck Road in the picturesque town of Sowerby Bridge. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a welcoming home.

Upon entering, you will find a spacious reception room that serves as the heart of the flat. This inviting space is perfect for relaxing or entertaining guests, providing a warm atmosphere to unwind after a long day. The flat features two well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The natural light that floods through the windows enhances the inviting ambiance throughout the property.

The flat also includes a modern bathroom, thoughtfully designed to cater to your daily needs. With its practical layout and contemporary fixtures, it ensures a comfortable experience for all residents.

Situated in Sowerby Bridge, this property benefits from a vibrant community and excellent local amenities. You will find a variety of shops, cafes, and parks within easy reach, making it a convenient location for everyday living. The area is well-connected by public transport, providing easy access to nearby towns and cities.

- TWO BEDROOM APARTMENT
- BEAUTIFULLY PRESENTED
- 2 BEDROOMS
- LARGE LOUNGE
- KITCHEN
- BATHROOM
- GREAT LOCATION
- CANALSIDE VIEWS
- COUNCIL TAX BAND A
- EPC RATING B

## Accommodation

### Kitchen

10'4" x 7'6" (3.15 x 2.3)

### Lounge

14'4" x 14'0" (4.38 x 4.28)

### Bedroom 1

8'4" x 15'7" (2.55 x 4.75)

### Bedroom 2

7'5" x 8'6" (2.28 x 2.6)

### Bathroom

9'4" x 4'11" (2.85 x 1.5)

### Lease and fee details

Ground rent £100 per annum,

Management fees £127 pm = £1524.00 per annum

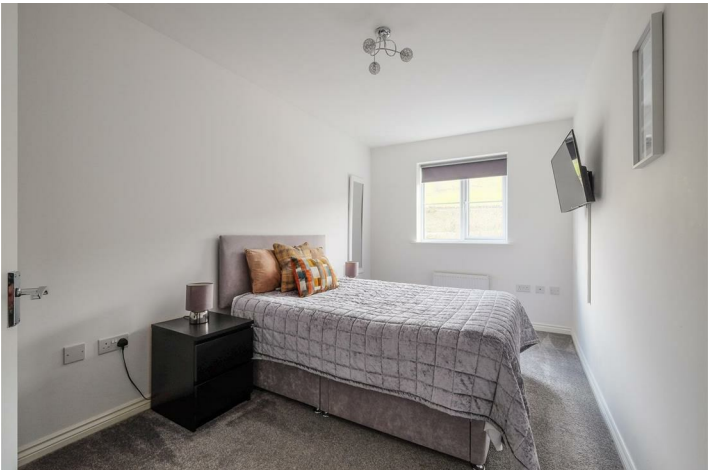
94 Years remaining on the lease.

### Directions

Please use the postcode HX6 2FJ for sat nav directions.

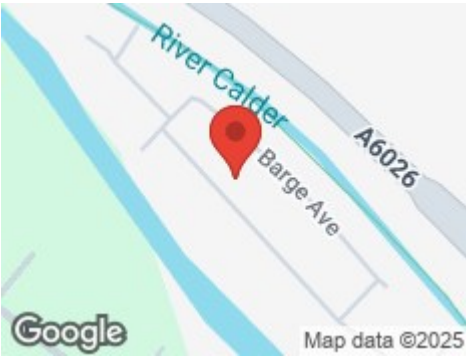
### PLEASE NOTE

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

Peter David Properties

Bed 1  
2550 x 4750

Bed 2  
2275 x 2600

Lounge  
4375 x 4275

Bathroom  
2850 x 1500

Kitchen  
3150 x 2300

HX6 2FJ

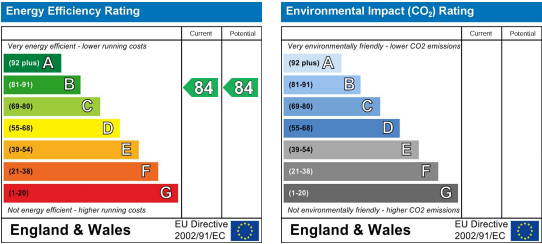
Internal - 53m2

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

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.