

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Fore Lane Avenue, Sowerby**

**£499,995**







Located in this popular area of Sowerby above Sowerby Bridge, this stunning detached residence offers a perfect blend of contemporary design and comfortable living. Spanning an impressive 2000 square feet, this home boasts four spacious double bedrooms, making it ideal for families or those seeking extra space.

As you enter, you are greeted by a large family room/living space, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the property is thoughtfully designed, ensuring a seamless flow between the living areas. The two well-appointed bathrooms provide convenience and privacy for all occupants.

One of the stand out features of this property are far reaching views over the picturesque Calder Valley, allowing you to enjoy the beauty of nature right from your home.

This contemporary designed bungalow is not just a house; it is a lifestyle choice, offering both comfort and elegance in a convenient location. With its generous living space and modern amenities, this property is a must-see for anyone looking to settle in Sowerby Bridge. Don't miss the opportunity to make this beautiful home your own.

- FOUR BEDROOM DETACHED RESIDENCE
- CONTEMPORARY MODERN FAMILY HOME
- LOW MAINTENANCE GARDENS
- EASY WALKING DISTANCE TO LOCAL PRIMARY AND SECONDARY SCHOOLS
- OF INTEREST TO THOSE IN NEED OF SINGLE FLOOR LIVING
- OVER 2000 SQ FT OF LIVING SPACE
- OPEN VIEWS ACROSS THE CALDER VALLEY
- COUNCIL TAX BAND E
- EPC BAND C

## Accommodation

### Entrance vestibule

#### Lounge

14'1" x 11'11" (4.30 x 3.65)

#### Kitchen/Dining

17'8" x 16'4" (5.40 x 5.00)

#### Inner hallway

#### Additional reception room

17'9" x 10'7" (5.42 x 3.25)

#### Bedroom 2

11'6" x 12'6" (3.52 x 3.82)

#### Bedroom 3

14'1" x 9'6" (4.30 x 2.90)

#### Bedroom 4

9'6" x 14'7" (2.90 x 4.45)

#### Family bathroom

7'3" x 11'3" (2.22 x 3.45)

### First floor

#### Master bedroom suite

18'11" x 15'10" (5.77 x 4.85)

#### Dressing room

18'11" x 16'3" (5.77 x 4.97)

Potential to create bedroom 5 if required

#### Ensuite shower room

9'1" x 9'6" (2.77 x 2.92)

### External details

Low maintenance garden space to both the front and rear.

### Directions

Please use the postcode HX6 1AZ 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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Road Map



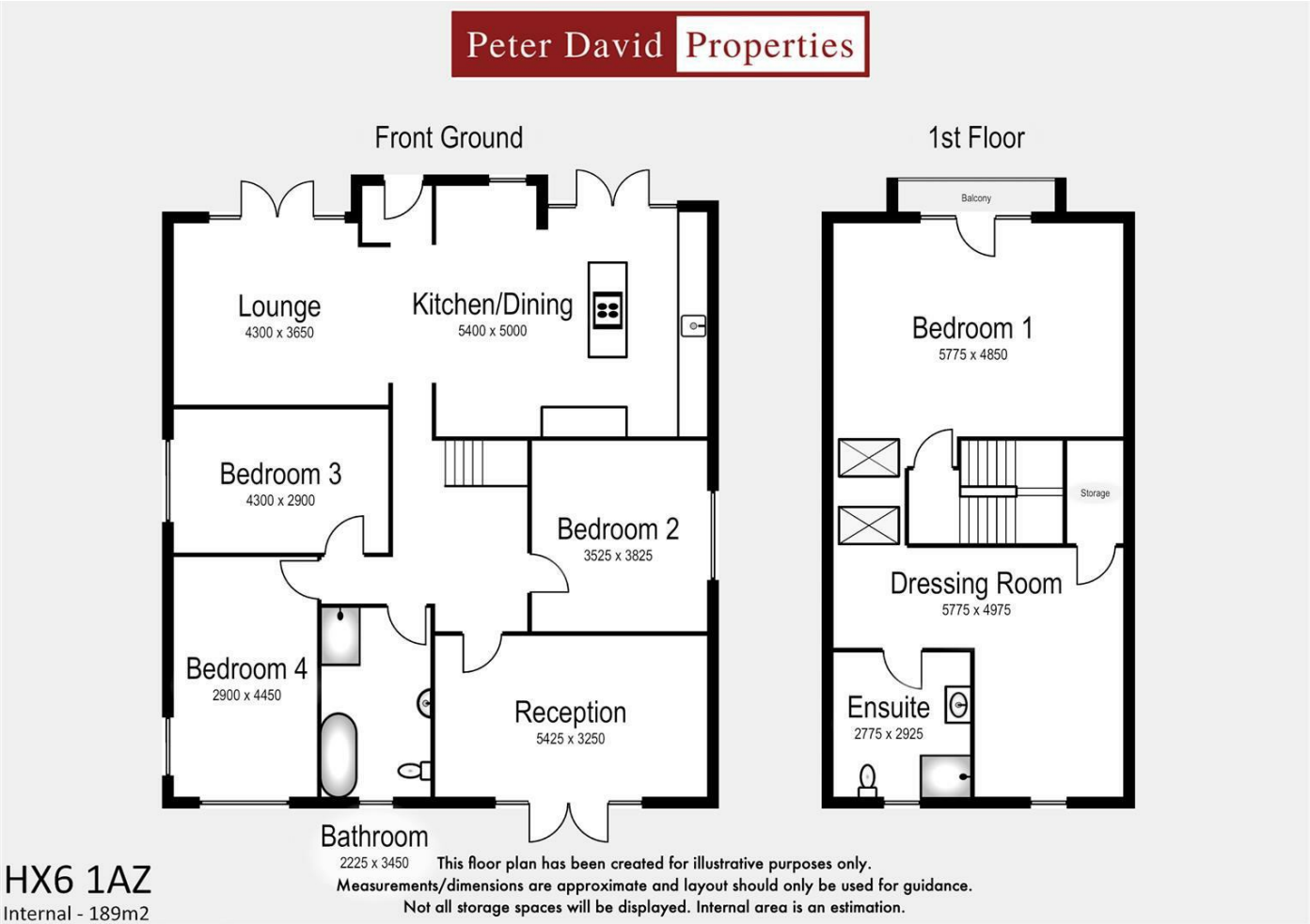
Hybrid Map



Terrain Map



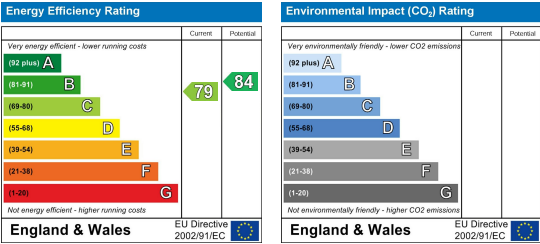
Floor Plan



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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