

# Peter David

# Properties Ltd

Residential Sales and Lettings



Chapel Lane,

£120,000







Nestled in the charming area of Sowerby Bridge, this delightful ground floor apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and master ensuite, this property is ideal for individuals or couples seeking a tranquil living space.

The apartment features a spacious welcoming entrance hall, with plenty of space for a home office. The reception room, provides a warm and inviting atmosphere for relaxation or entertaining guests, with patio doors leading to a decking area, a perfect space to sit out in the summer months.

One of the standout features of this property is its access to the picturesque canal, allowing residents to enjoy leisurely walks or cycling along the scenic waterways. The location is highly sought after, known for its friendly community and proximity to local amenities, including shops and cafes.

This apartment not only offers a lovely living space but also the opportunity to embrace a lifestyle enriched by nature and community.

Do not miss the chance to make this property your new home.

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- CLOSE TO LOCAL AMENITIES
- POPULAR DEVELOPMENT
- CANALSIDE LOCATION
- SECURE GATED CAR PARK
- EPC RATING - D
- COUNCIL TAX BAND - B

## Accommodation

### Entrance hall

### Lounge/ Kitchen

14'9" x 16'1" (4.52 x 4.92)

### Bedroom one

9'3" x 13'1" (2.82 x 4)

### Ensuite

9'3" x 2'11" (2.82 x 0.9)

### Bedroom two

7'3" x 7'8" (2.22 x 2.35)

### Bathroom

6'6" x 7'8" (2 x 2.35)

### External

Allocated parking space for one car plus visitor parking available.

### Directions

Please use post code HX6 3LY 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 2  
2225 x 2350

Lounge/Kitchen  
4525 x 4925

Bed 1  
2825 x 4000

Wardrobe

Ensuite  
2825 x 900

Bathroom  
2000 x 2350

HX6 3LY

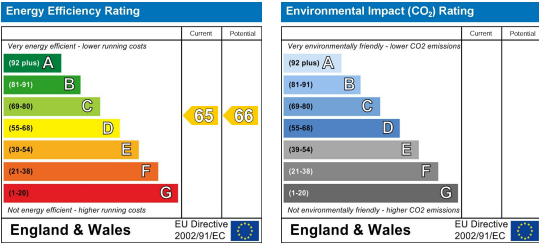
Internal - 58m2

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.

361 Skircoat Green Road,  
Halifax  
HX3 0RP

102 Commercial Street  
Brighouse HD6 1AQ

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)