

Peter David

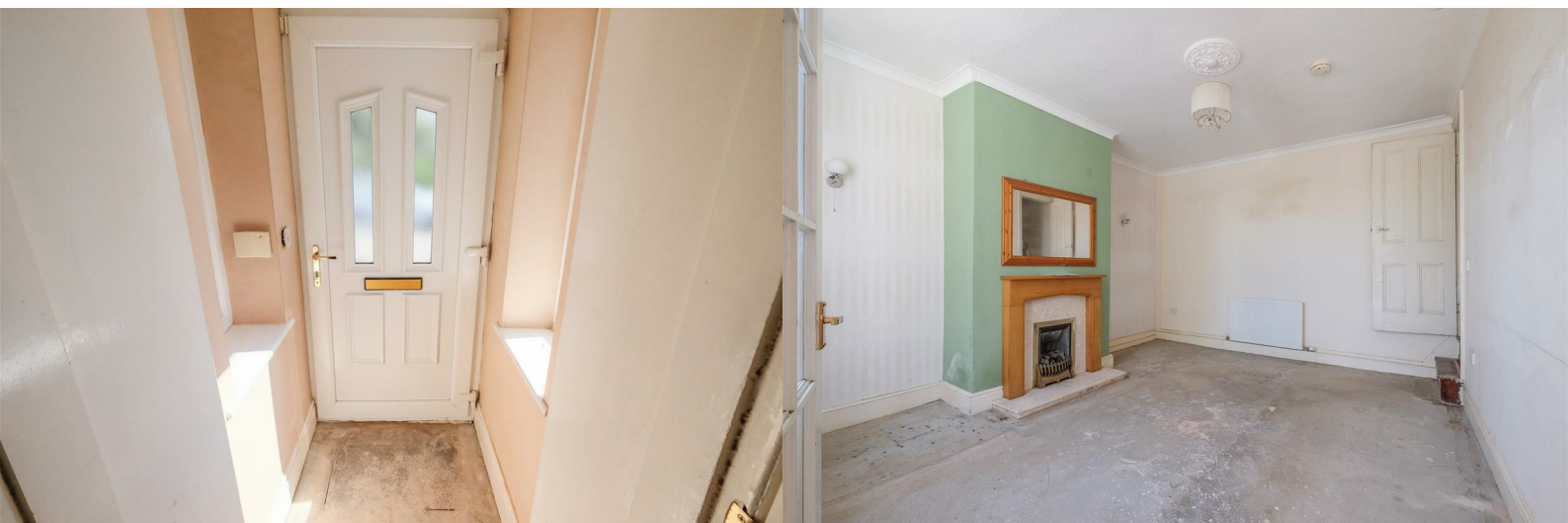
Properties Ltd

Residential Sales and Lettings



Belgrave Street, Sowerby Bridge

Offers Over £120,000





Located on Belgrave Street in Sowerby Bridge, this 2 bedroom mid terraced house offers lovely views over Beech Park. It should be noted the property is in need of cosmetic improvements which is reflected in the asking price.

With two well-proportioned bedrooms, a living room, kitchen and bathroom this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The house boasts a pleasant outlook over the nearby park, allowing residents to enjoy the beauty of nature right from their home. This serene view enhances the overall appeal of the property, making it a lovely place to unwind after a busy day.

Located in a friendly neighbourhood, this property is within easy reach of local amenities, schools, and transport links, making it a practical choice for those who value accessibility.

In summary, this terraced house on Belgrave Street is a wonderful opportunity for anyone looking to settle in Sowerby Bridge and make the property their own. With its pleasant views and convenient location, it is sure to attract interest from a variety of potential buyers.

- TWO BEDROOM MID TERRACE
- LOVELY VIEWS OVER BEECH PARK
- IN NEED OF COSMETIC IMPROVEMENT WHICH IS REFLECTED IN THE ASKING PRICE
- SOLD WITH VACANT POSSESSION
- PLEASANT YARD OVERLOOKING PARK
- CONVENIENT POSITION CLOSE TO SHOPS AND SCHOOLS
- COUNCIL TAX BAND - A
- EPC BAND - D

Accommodation

Entrance porch

Lounge

12'6" x 14'9" (3.82 x 4.5)

Kitchen

6'10" x 11'7" (2.1 x 3.55)

Cellar

6'6" x 11'7" (2 x 3.55)

First floor

Bedroom one

11'3" x 14'9" (3.45 x 4.5)

Bathroom

8'2" x 8'10" (2.5 x 2.7)

Second floor

Bedroom two

9'10" x 14'9" (3 x 4.5)

Occasional bedroom

9'6" x 14'9" (2.9 x 4.5)

External

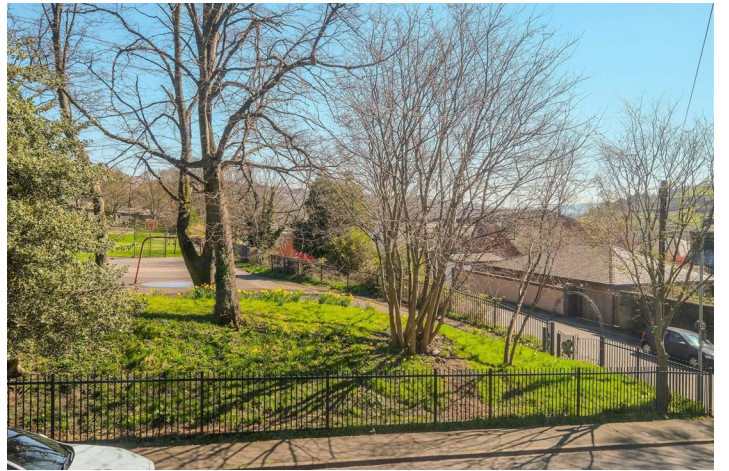
Front yard with on street parking.

Directions

Please use post code HX6 2LU 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.



A map snippet from Google Maps showing the area around Beech Park & Recreation Ground. The park is a green rectangular area on the right. To its left are several streets: Edward St, Egerton St, Peel St, and Newton St, all running vertically. To the left of these is Tunnel Ln, which runs diagonally. At the bottom, Beech Rd runs horizontally. A red location pin is placed on Egerton St, just west of the park. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

Peter David Properties

Front Ground

Kitchen
2100 x 3550

Lounge
3825 x 4500

1st Floor

Bath
2500 x 2700

Bed 1
3450 x 4500

2nd Floor

Bed 2
3000 x 4500

Bed 3
2900 x 4500

Lower Ground

Cellar
2000 x 3550

HX6 2LU
Internal - 90m²

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.

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Rating Band	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 88, Potential: 56

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating Band	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 56, Potential: 88

England & Wales

EU Directive 2002/91/EC

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