

Peter David

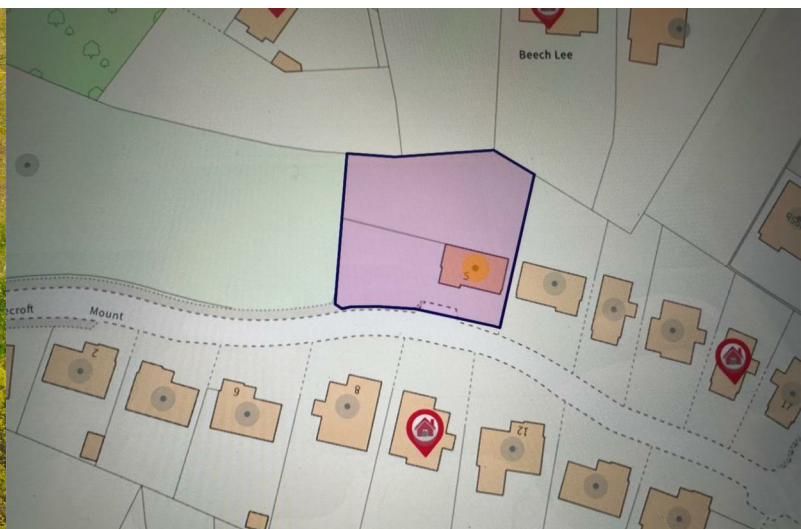
Properties Ltd

Residential Sales and Lettings



Stonecroft Mount,

£650,000





Nestled in the charming area of Sowerby Bridge, this impressive detached house on Stonecroft Mount offers a perfect blend of space, comfort, and modern living. With five well-proportioned bedrooms, including a convenient ground floor bedroom complete with an ensuite and a walk-in wardrobe, this property is ideal for families or those seeking extra space.

The house boasts a generous reception room, providing a welcoming area for relaxation and entertaining guests. The three bathrooms ensure that there is ample convenience for all residents and visitors alike.

Set on a large plot, the property features a substantial garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The expansive outdoor space is a rare find and adds to the overall appeal of this home.

For those with vehicles, the property offers off-road parking along with a double garage, providing both security and convenience.

This delightful home in Sowerby Bridge is not just a house; it is a sanctuary that promises a comfortable lifestyle in a picturesque setting. With its thoughtful layout and ample amenities, it is a must-see for anyone looking to settle in this lovely part of West Yorkshire.

- SUBSTANTIAL FIVE BEDROOM FAMILY HOME
- SITUATED ON A LARGE PLOT
- FAR REACHING VIEWS
- OFF ROAD PARKING
- DOUBLE GARAGE
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND - G
- EPC RATING - C

Accommodation

Entrance hall

Double garage

17'3" x 20'10" (5.27 x 6.37)

Bedroom one

12'6" x 15'7" (3.82 x 4.77)

Ensuite

5'6" x 6'5" (1.7 x 1.97)

Walk in wardrobe

6'4" x 6'5" (1.95 x 1.97)

First floor

Hallway

Balcony

Lounge

17'1" x 20'2" (5.22 x 6.15)

Dining kitchen

11'1" x 22'4" (3.4 x 6.82)

Utility

5'1" x 6'5" (1.57 x 1.97)

WC

Second Floor

Bedroom two

11'5" x 11'0" (3.5 x 3.37)

Ensuite

6'0" x 6'0" (1.85 x 1.85)

Bedroom three

17'1" x 7'10" (5.22 x 2.4)

Bedroom four

9'2" x 11'10" (2.8 x 3.62)

Bedroom five

12'6" x 7'10" (3.82 x 2.4)

Bathroom

7'11" x 7'10" (2.42 x 2.4)

External

To the front of the property there is driveway providing off road parking. To the rear you will find a large spacious garden.

Directions

Please use postcode HX6 2SB 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



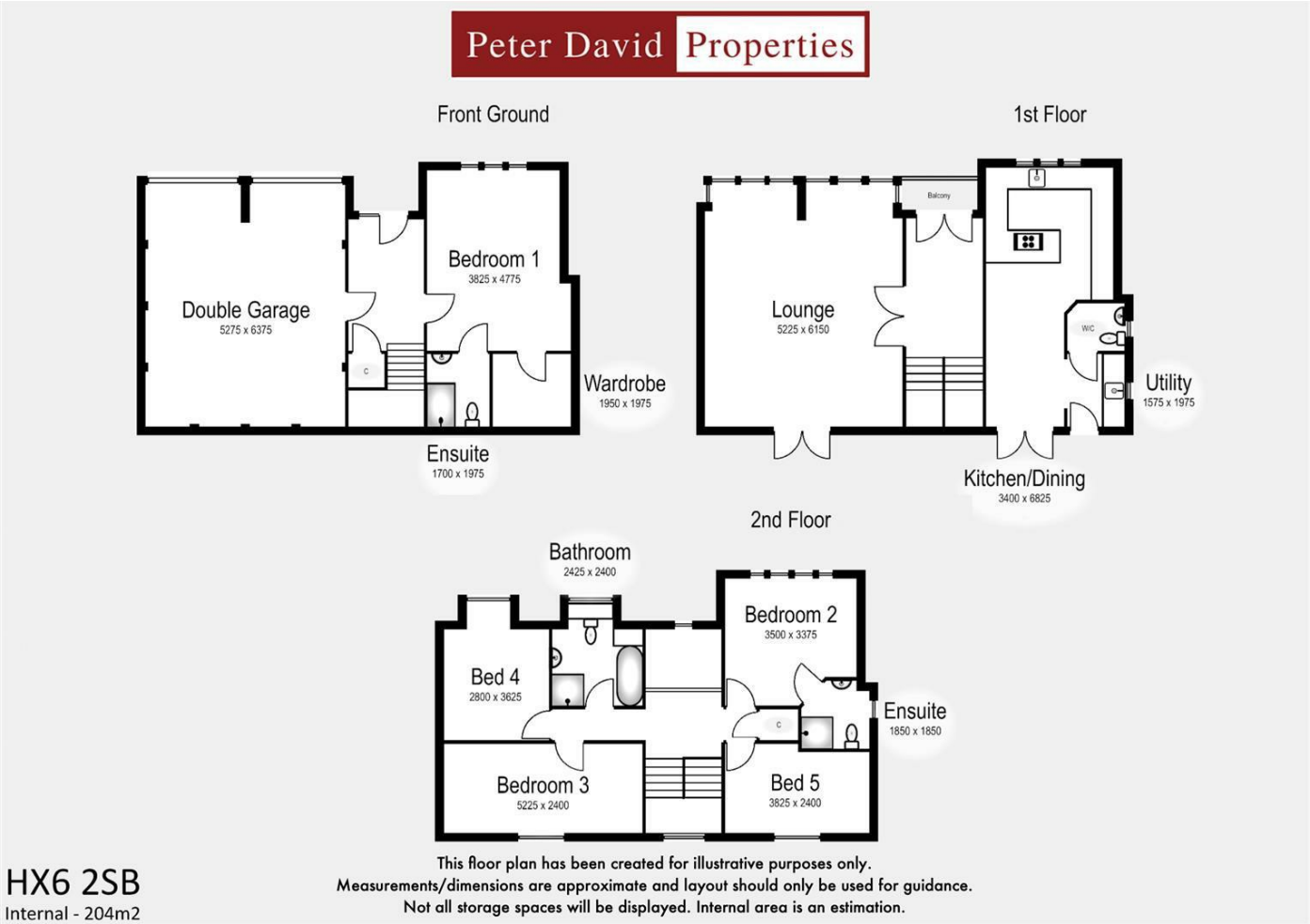
Hybrid Map



Terrain Map



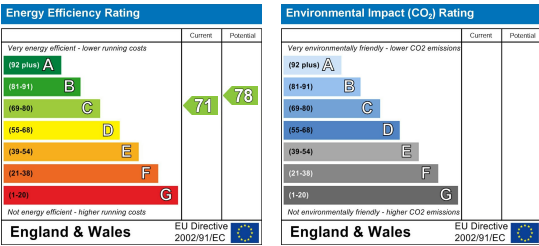
Floor Plan



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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