

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Edward Street, Sowerby Bridge**

**£139,950**





Nestled in this charming area of Edward Street, Sowerby Bridge, this beautifully presented terraced house is an ideal opportunity for first-time buyers seeking a welcoming home. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings in.

The house features a thoughtfully designed kitchen, an ideal place for family gatherings. With no upward chain, this property offers a smooth transition for those looking to make it their own without the hassle of lengthy delays.

Situated within a council tax band A, this home is not only appealing in its aesthetics but also practical in terms of affordability. The surrounding area of Sowerby Bridge is known for its community spirit and accessibility to local amenities, making it a desirable location for new homeowners.

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. Whether you are looking to start your journey as a homeowner or seeking a charming residence to call your own, this property is certainly worth considering.

- THROUGH TERRACE
- GARDEN AREA TO THE REAR
- TWO BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- IDEAL FIRST TIME BUYER HOME
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- NO UPWARD CHAIN
- EPC TO FOLLOW
- COUNCIL TAX BAND A

## Accommodation

### Lounge

13'10" x 10'0" (4.22 x 3.07)

### Dining kitchen

16'10" x 12'7" (5.15 x 3.85)

### Cellar

13'10"x 10'4" (4.22x 3.15)

## First floor

### Bedroom

16'9" x 10'0" (5.12 x 3.05)

### Bedroom

8'10" x 12'8" (2.70 x 3.87)

### Family bathroom

7'1" x 8'1" (2.17 x 2.47)

## External details

To the front of the property you will find a raised seating area. To the rear is a garden area.

## Directions

Please use the postcode HX6 2NJ 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



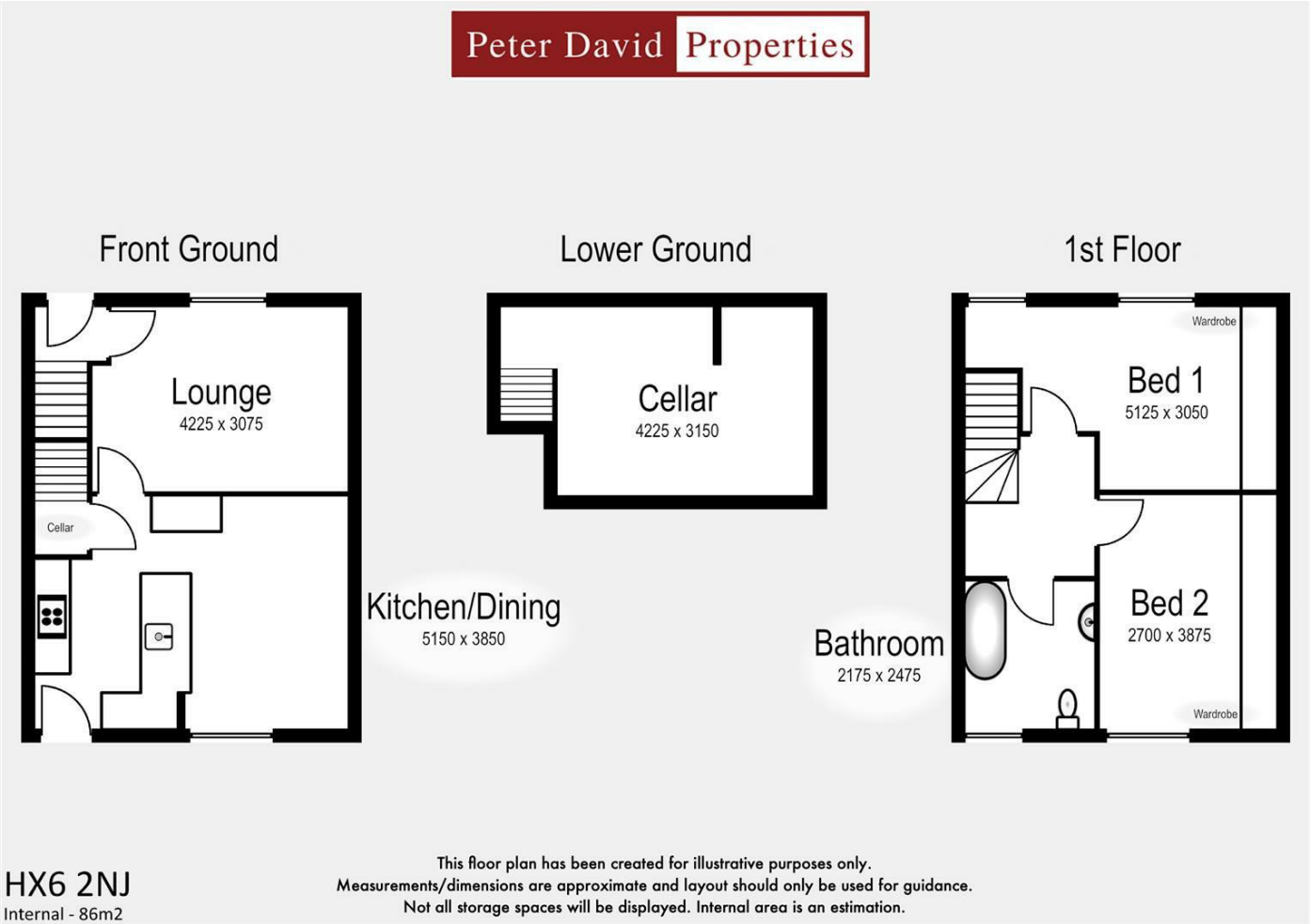
Hybrid Map



Terrain Map



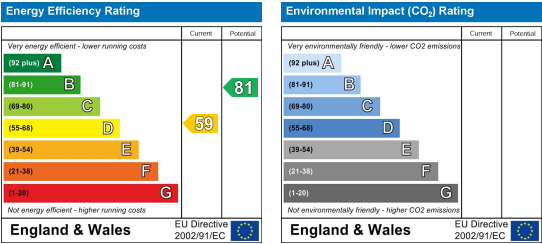
Floor Plan



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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