

Peter David

Properties Ltd

Residential Sales and Lettings



Broadway, Southowram

£450,000





Located in the popular village of Southowram, this extended semi-detached residence offers a delightful blend of contemporary living and spacious comfort. With three well-proportioned bedrooms and two modern bathrooms, this property is perfect for families or those seeking extra space.

The property boasts large, well-maintained established gardens, providing a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The private drive accommodates parking for several vehicles, complemented by a large garage, offering ample storage and convenience.

This home is beautifully presented, showcasing contemporary design elements that enhance its appeal. The energy efficiency band C rating indicates that the property is not only stylish but also practical, helping to keep energy costs manageable.

In summary, this extended semi-detached house in Southowram is a rare find, combining modern living with ample outdoor space and parking. It is an ideal choice for anyone looking to settle in a peaceful yet accessible location. Do not miss the opportunity to make this lovely property your new home.

- BEAUTIFULLY EXTENDED FAMILY HOME
- LARGE WELL MAINTAINED GARDENS
- LARGE GARAGE AND OFF ROAD PARKING FOR SEVERAL CARS
- DECEPTIVELY SPACIOUS, VIEWING STRONGLY RECOMMENDED
- QUIET POSITION AT THE HEAD OF A CUL DE SAC
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- COUNCIL TAX BAND C
- ENERGY EFFICIENT BAND C

Accommodation

Entrance Hallway

Lounge

12'7" x 14'3" (3.85 x 4.35)

Dining Kitchen

19'1" x 14'11" (5.82 x 4.55)

Utility room

11'1" x 5'10" (3.40 x 1.80)

Double Bedroom

12'7" x 12'3" (3.85 x 3.75)

Double Bedroom

11'11" x 12'3" (3.65 x 3.75)

Bathroom

11'1" x 5'10" (3.40 x 1.80)

First Floor

Home Office

19'10" x 10'11" (6.07 x 3.35)

Master Bedroom

19'1" x 15'5" (5.82 x 4.72)

Wardrobe / Dressing Room

17'1" x 7'10" (5.22 x 2.40)

Ensuite Bathroom

9'1" x 9'6" (2.77 x 2.90)

External

Well established and well maintained large gardens with potential to build subject to planning. Private driveway provides off road parking for several cars leading to the garage.

Garage

12'2" x 28'6" (3.72 x 8.70)

Directions

Please use the postcode HX3 9PE 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



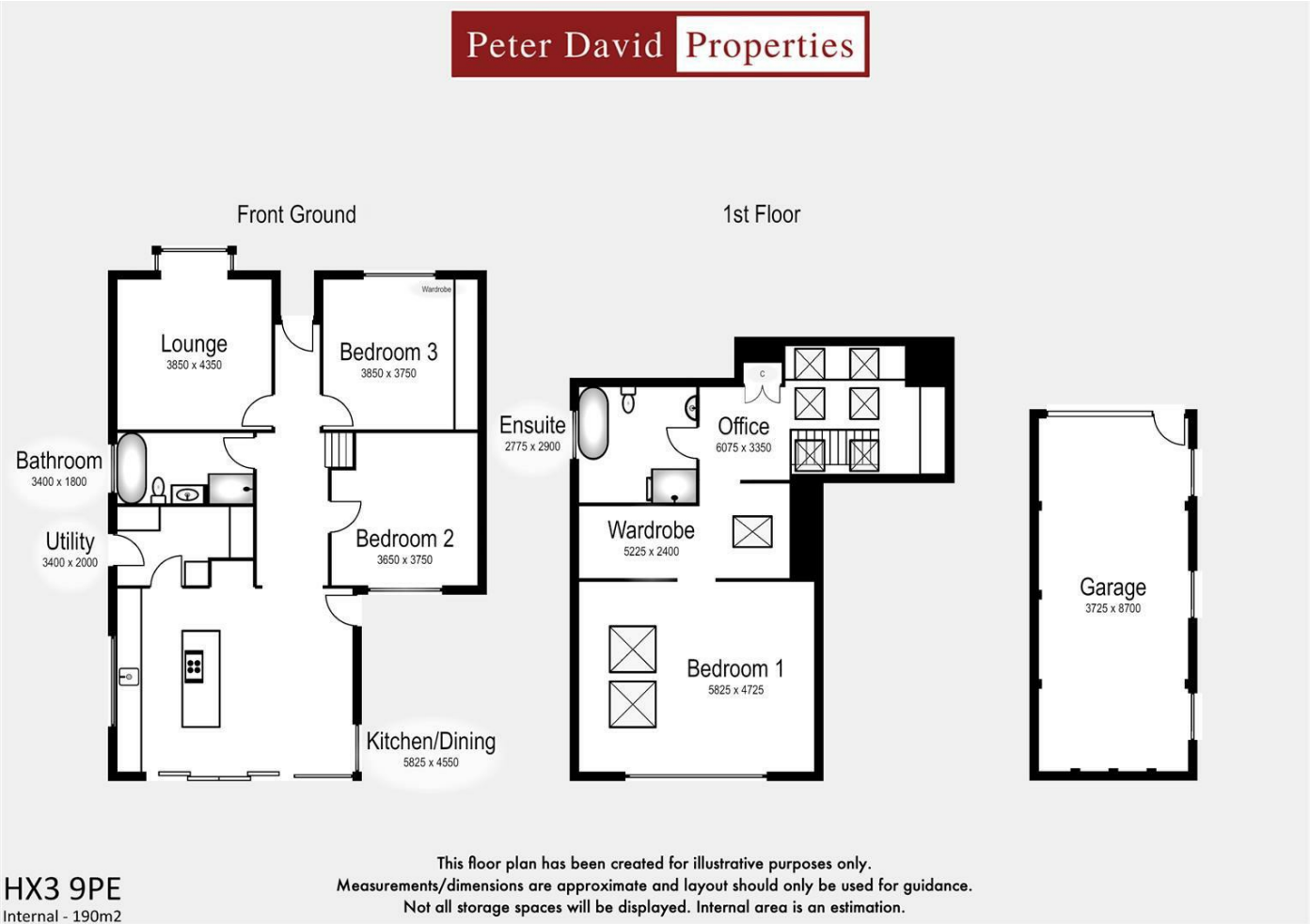
Hybrid Map



Terrain Map



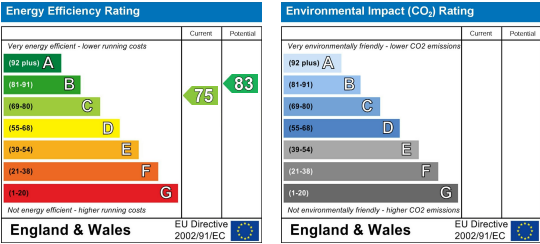
Floor Plan



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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