

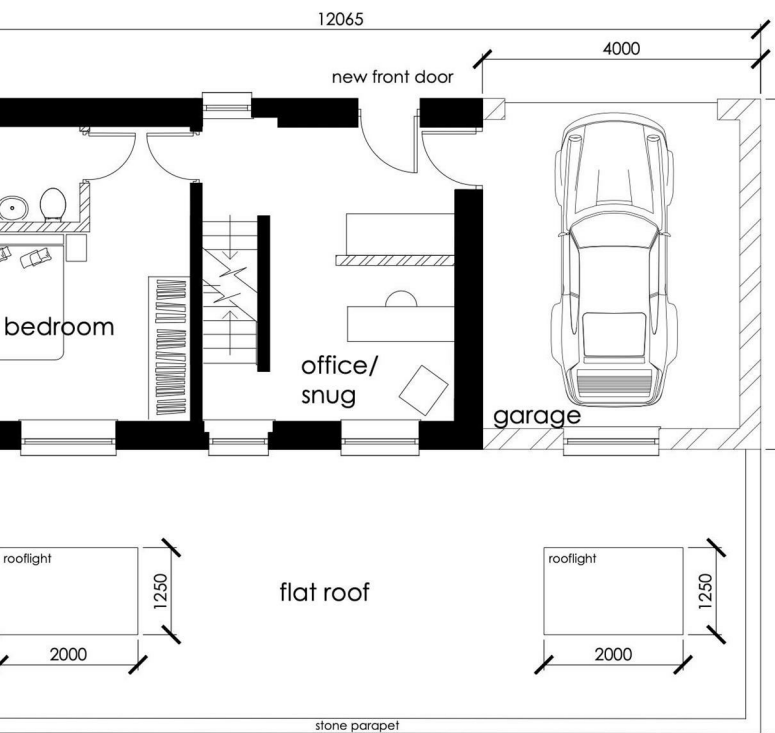


1 Daisy Mount, Sowerby Bridge, HX6 2TR



SHERIDAN  
BAILEY  
PROPERTY





nd Floor  
osed Plan



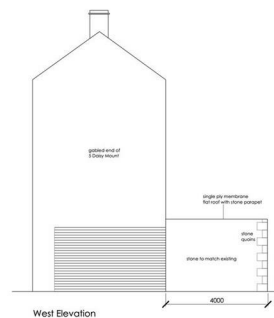
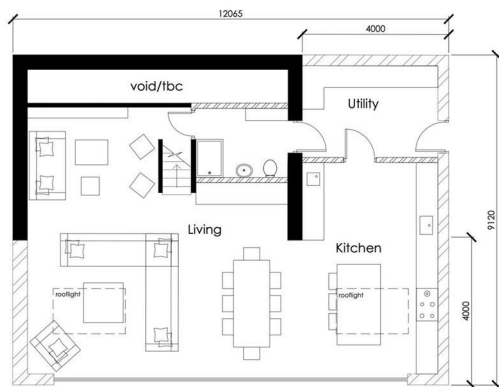
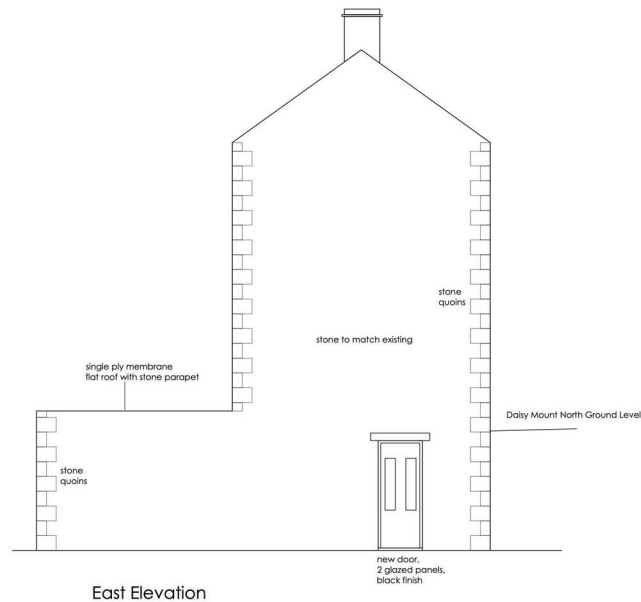
Development Opportunity - full planning permission granted (Planning reference no: 24/00647/HSE 1) to convert from a 2 bed end terrace with single detached garage to a 4 bed end terrace with integral garage. The property sits in an elevated position with stunning far reaching views across to Sowerby Bridge & Norland beyond. The plot is sizeable with plenty of opportunity to develop patio and garden areas to take advantage of its position.

The brochure illustrates existing floorplan and well as approved drawings and plans for redevelopment. The property currently comprises - side entrance door on ground floor to Kitchen and Living Room. On the first floor there are 2 double bedrooms and a bathroom. On the lower ground floor are two cellar rooms. Externally there is a single detached garage and steps down from side of property lead to a decked patio area and further steps to a flagged area with access to garden and cellar rooms

Excellent opportunity for budding developers and experienced developers alike. Arrange a viewing now.

**Asking price £210,000**





## Kitchen

Main entrance at side of property leads directly into the Kitchen area. Good sized Kitchen with range of matching white hi-gloss wall and base units with wood work tops over. Integrated appliances include dishwasher and eye level microwave, Housing for range cooker / AGA. Window with extended views to rear elevation. Ample storage. Door to cellar.

## Living Room

Family sized living room with feature tiled fireplace with wooden surround. Large window to rear elevation to benefit from countryside views.

## Inner Hallway

Inner hallway between Kitchen and Living Room with stairs off the first floor landing. Door from hallway to rear of property. Steps lead down to garden area.

## Master Bedroom

Large double bedroom with window to extended views. Double fitted wardrobe.

## Bedroom 2

Double bedroom with window to rear elevation

## Bathroom

Bathroom comprising, walk in double shower, low level WC, wash handbasin and chrome heated towel rail.

## Cellar

The Cellar rooms are currently disused and can be accessed from the Kitchen, or externally from the rear patio area. With reference to the planning application and plans detailed in this brochure, the cellar can be converted into an open plan kitchen, living space with bi fold doors leading out the rear patio and garden space. Currently there are 2 rooms within the cellar.











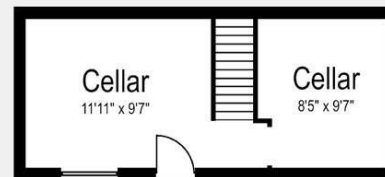
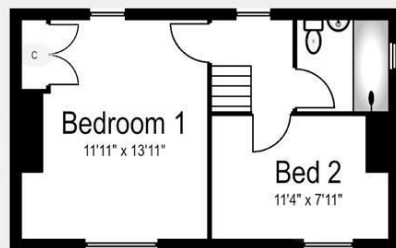
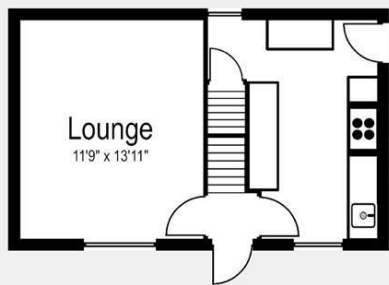




### Front Ground

### 1st Floor

### Lower Ground



**HX6 2TR**  
Internal - 969ft<sup>2</sup>

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



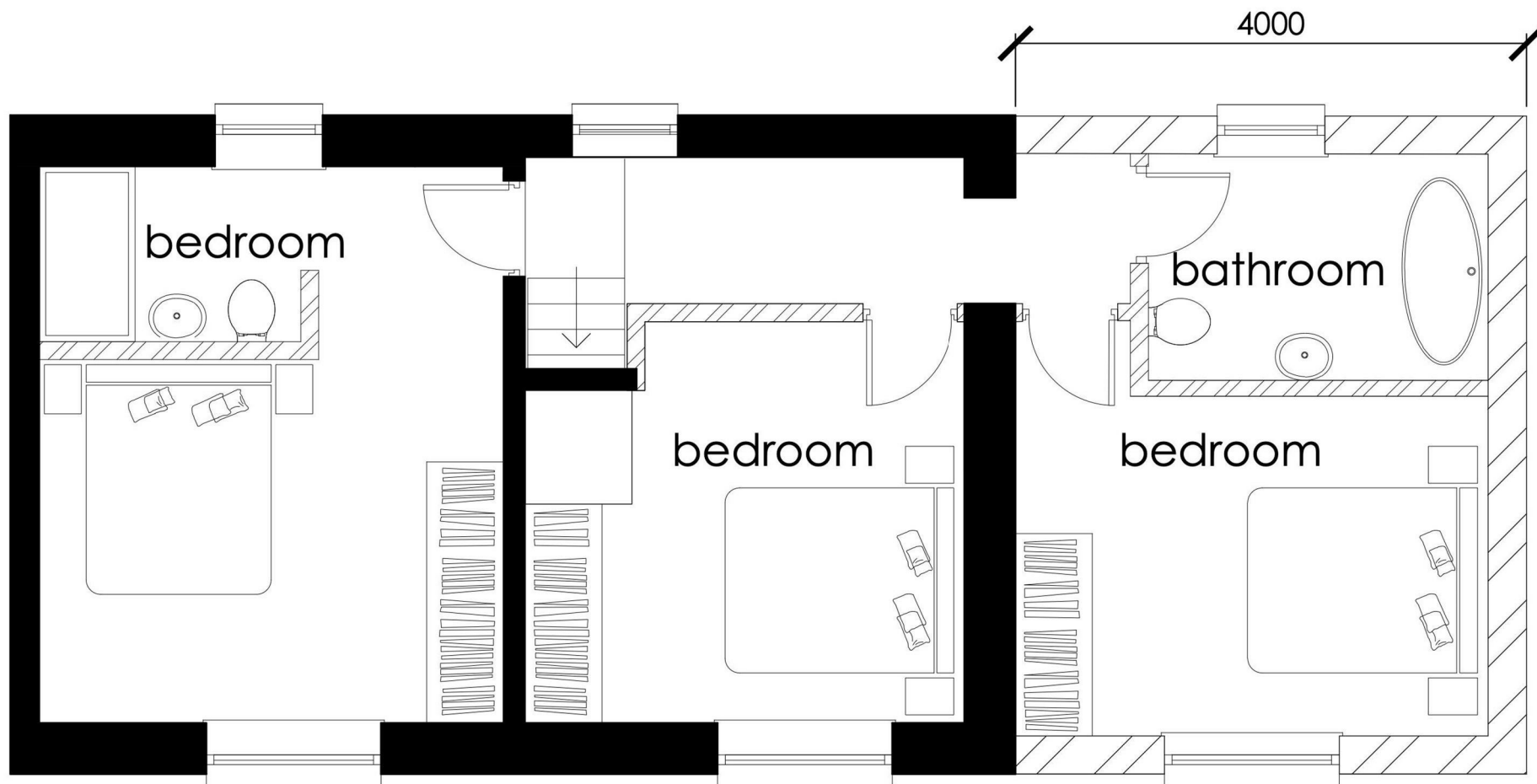
**SHERIDAN  
BAILEY  
PROPERTY**

**01422 525285**

hello@sheridanbaileyproperty.co.uk

HALIFAX  
West Yorkshire

sheridanbaileyproperty.co.uk



First Floor  
Proposed Plan



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