



ESTATE AGENT

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16 PARKFIELD DRIVE

TRIANGLE | H6 3PJ

Located on the fringes of Triangle and enjoying superb far-reaching views over Norland, this mid terrace property offers beautifully presented accommodation with fabulous, landscaped gardens to both aspects and off-road parking.

Accommodation is arranged over two floors and includes a spacious sitting room, a well-planned dining kitchen, two double bedrooms and three-piece bathroom

Externally there is a useful home office.



GROUND FLOOR

Entrance Vestibule

Sitting Room

Dining Kitchen

FIRST FLOOR

Bedroom 1

Bedroom 2

Bathroom

EXTERNAL

Home Office

COUNCIL TAX

B

EPC RATING

TBA

INTERNAL

Enjoying elevated views towards Norland, this delightful home has a good-sized sitting room with bay window, coving to the ceiling and multi-fuel stove inset to the chimney breast with timber lintel. An opening leads through to the well-planned dining kitchen, which has french doors leading out to the rear garden. The kitchen houses a range of painted units with solid walnut worktops incorporating a Belfast sink; integrated appliances include a fridge, dishwasher, double oven and five ring gas hob with filter canopy above.

On the first floor are two double bedrooms, with the main bedroom enjoying stunning views, complemented by a three-piece house bathroom with WC, wash hand basin and P-shaped bath with mains-fed shower and shower screen.

EXTERNAL

Outside, the property has lovely landscaped gardens and off road parking to the front and rear. At the front there is a decked terrace enjoying the outstanding views and a lower gated lawn, ideal for young children. To the rear is a paved patio and an off road parking space. There is a home office with plumbing, electric and internet connection via powerline adapter and MESH network as well as an adjacent utility room with plumbing for washing machine and space for a dryer.

LOCATION

Although the property enjoys a peaceful location off Lower Brockwell Lane, the extensive facilities of Sowerby Bridge are only two minutes' drive away, and the village of Triangle has more local amenities including an popular village school, day nursery, general store/post office and cricket club. The M62 motorway (J24) is within 15 minutes' drive affording speedy access to the motorway network and there is a mainline railway station in Sowerby Bridge.

SERVICES

The property benefits from all mains services, gas central heating with boiler located in loft and UPVC double glazed windows.

TENURE

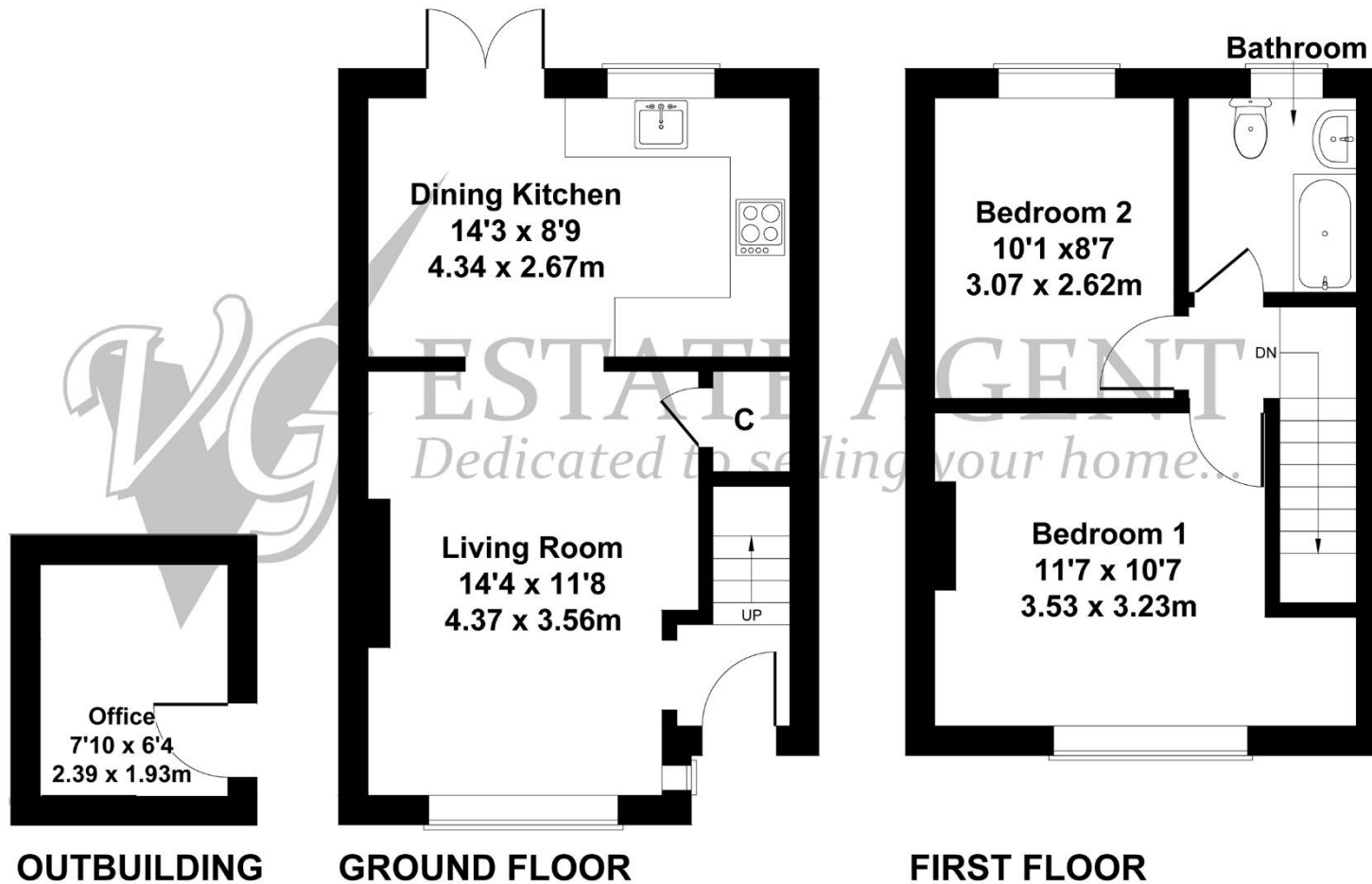
Freehold.

DIRECTIONS

From Ripponden take the Halifax Road towards Sowerby Bridge and after passing through Triangle turn Left into Lower Brockwell Lane (by the tall chimney). Parkfield Drive is on the right and No.16 is the 3rd property down the lane. For viewings it is recommended that you park on Lower Brockwell lane.



Approximate Gross Internal Area
678 sq ft - 63 sq m





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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.