



40 Beck Road, Sowerby Bridge, HX6 2FH

£290,000

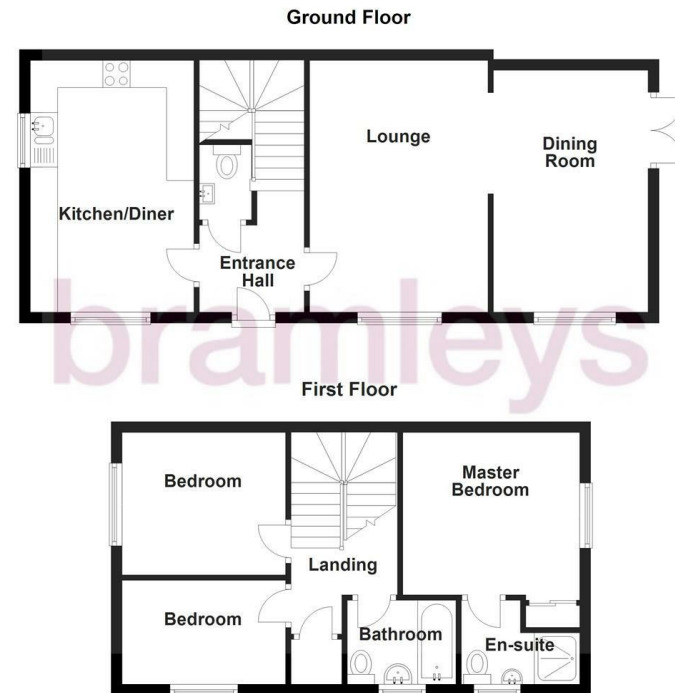
bramleys



Situated on this popular development and as such is providing an opportunity to purchase a beautiful extended modern family home. This is a 2 storey, 3 bedrooomed semi-detached with en-suite to the master, occupying an enviable position with enclosed gardens to front and side as well as 3 off road parking spaces. As would be expected the property is well presented with a contemporary range of fixtures and fittings and a particularly generous kitchen with integrated appliances and 2 large reception rooms to the ground floor. The property is very handily placed for access for access to the canal and riverside walks, Copley Data Centre, the M62 motorway network and the centres of both Halifax and Sowerby Bridge.







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

