



6 Parkdale Drive, Sowerby Bridge, HX6 3HS
£220,000

bramleys





This modern and well-presented 3-bedroom terraced home offers deceptively spacious accommodation, ideal for families or professionals alike. Occupying an elevated position on this sought-after street, the property enjoys far-reaching views across the picturesque Ryburn Valley.

The internal layout has been thoughtfully remodelled to provide a stylish and practical living space, including a spacious kitchen diner, three bedrooms, and a contemporary first-floor shower room. With gas fired central heating, uPVC double glazing, and a high standard of décor throughout, this home is ready to move into.

Externally, the property benefits from gardens to both the front and rear, ideal for relaxing or entertaining, along with a single garage providing valuable off-street parking or additional storage.

Located within a highly regarded residential area, this is a fantastic opportunity to secure a beautifully maintained home with scenic surroundings and excellent local amenities.



GROUND FLOOR:

Enter the property via a composite external door into:-

Entrance Hall

Where there is a central heating radiator and tiling to the floor with staircase rising to the first floor level and a glazed door leading through to the lounge.

Lounge

15'4" x 12'12" max (4.67m x 3.66m max)

A spacious lounge having ceiling coving, central heating radiator and uPVC window overlooking the gardens. There is also a useful under stair storage cupboard and a door leading to the dining kitchen.

Dining Kitchen

15'2" x 10'10" (4.62m x 3.30m)

A modern high gloss kitchen comprising matching wall and base units with complimentary wood block working surfaces and inset sink with Grohe boiling water tap. Also being fitted with a 4 ring Bosch electric hob with built-in electric oven and extractor canopy, microwave, fridge freezer, dishwasher, washing machine and tumble dryer. There is also coloured glass splashbacks, under cupboard lighting and wine rack. The spacious dining area has wood effect laminate flooring throughout, a central heating radiator, uPVC window enjoying fantastic views and a uPVC external stable door giving access to the garden and garage.

FIRST FLOOR:

Landing

There is a bulkhead storage cupboard and loft access point with pull-down ladder. The loft is fully boarded and has a Velux skylight window.

Master Bedroom

12'10" x 8'10" (3.91m x 2.69m)

Fitted with wardrobes to 1 wall with sliding mirror doors, a central heating radiator and uPVC window to the front elevation.

Bedroom 2

11'6" x 9'1" (3.51m x 2.77m)

Another good sized double bedroom enjoying far reaching views at the rear and having a central heating radiator and uPVC window.

Bedroom 3

8'0" x 6'2" (2.44m x 1.88m)

Fitted with a uPVC window to the front elevation and central heating radiator.



Shower Room

A modern shower room furnished with a large level walk-in shower unit with thermostatic shower with body jets, wall mounted hand wash basin set to vanity storage and a low flush WC. The walls and floor are fully tiled and there is a chrome ladder style heated towel rail and uPVC window.

OUTSIDE:

To the front, there is a beautifully presented paved tiered garden area providing an ideal paved seating area with raised borders. To the rear, there is a single garage with electric door and steps leading up to a further terraced garden which comprises a decked seating area and balcony terrace above the garage.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Sowerby Bridge via the A58 Rochdale Road in the direction of Triangle. Turn right onto Kebroyd Lane where Parkdale Drive can be found as the second turning on the right and the subject property can be found on the right hand side identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

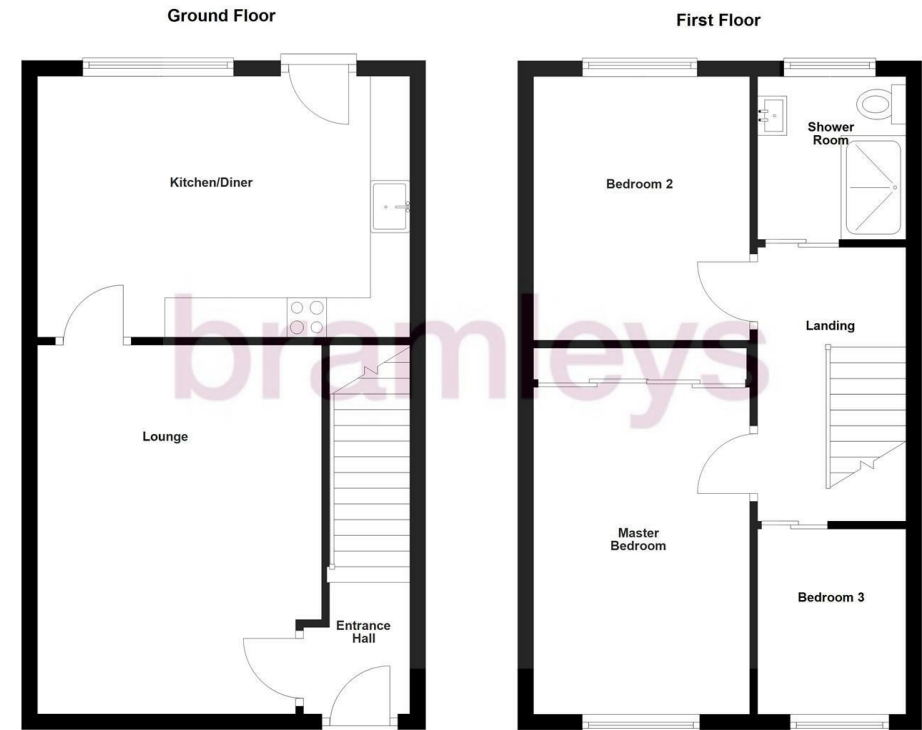
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing:-

Calderdale Properties: 01422 374811



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(112 plus)	A		88
(81-111)	B	74	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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