

Chapters



**23 PARKDALE DRIVE
SOWERBY BRIDGE**

**£325,000
FREEHOLD**

Situated in the charming area of Sowerby Bridge, this delightful semi-detached house on Parkdale Drive offers a perfect blend of comfort and style. Spanning an impressive 797 square feet, the property boasts spacious living accommodation, making it an ideal family home. Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere. The house features four generously sized bedrooms, one being on the ground floor providing plenty of room for family members or guests. With house bathroom and en-suite One of the standout features of this property is the wonderful rear garden, which offers a tranquil outdoor space for both leisure and play. Additionally, the property includes parking for up to three vehicles and a detached garage. This semi-detached house on Parkdale Drive is not just a home; it is a lifestyle choice, offering a perfect setting for family life in a friendly community. With its spacious interiors and lovely outdoor space, this property is a must-see for anyone looking to settle in Sowerby Bridge. Don't miss the opportunity to make this charming house your new home.



• SEMI - DETACHED PROPERTY • FOUR BEDROOMS • LARGE LIVING ROOM • KITCHEN
WITH INTEGRATED APPLIANCES

Entrance

Access via a PVCu stable door with tiled floor and radiator.

Kitchen

Living Room

Large, bright living room with double glazed window to the front, cast iron radiator, inset gas fire and double doors to:

Bathroom

Comprising WC, wash basin and paneled bath. Frosted double glazed window, part tiled walls and fitted storage.

Bedroom Four

Having a radiator and double doors leading to the rear garden.

Dining Room

With staircase to the first floor, cast iron radiator, wooden flooring and double doors leading out to the rear garden.

First Floor

Landing with access to:

Bedroom One

Double room with double glazed window to the front offering far reaching views, fitted wardrobe, inset spot lighting, radiator and door to:

En-Suite

Wet room with WC, wash basin and shower, inset spot lighting, tiled walls and flooring and chrome heated towel rail.

Bedroom Two

Double room with double glazed window to the front, radiator and built in storage cupboard.

Bedroom Three

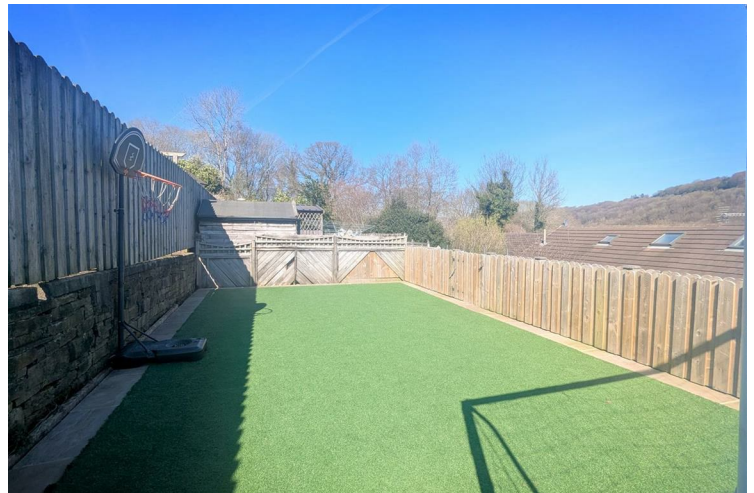
With velux window and radiator.

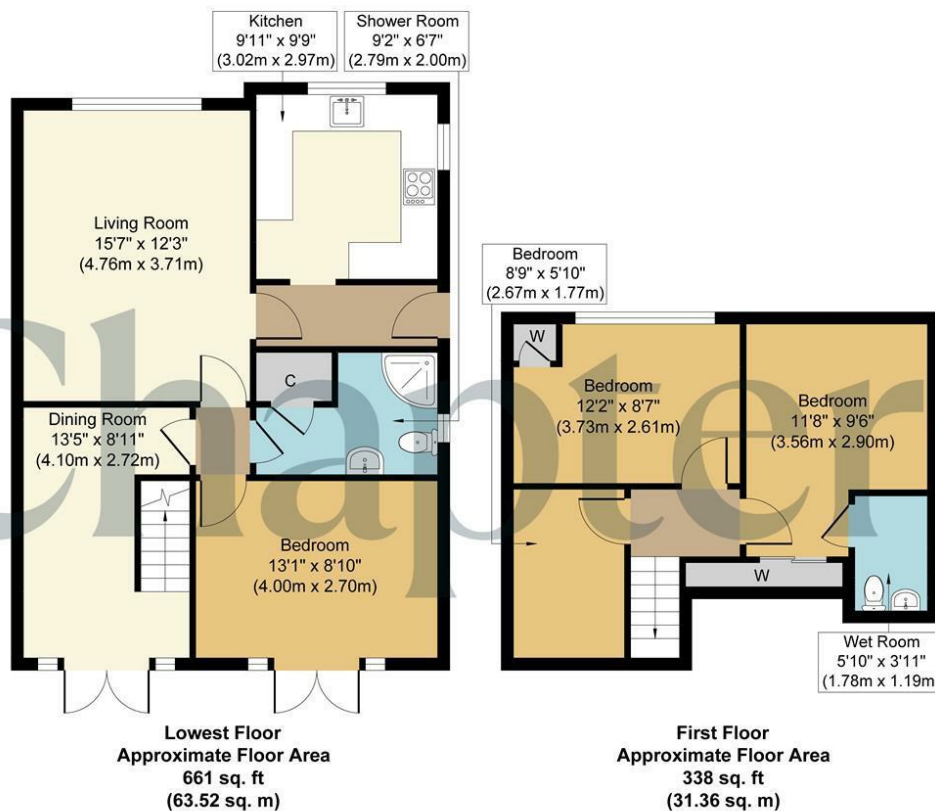
External

The property benefits from off-road parking for multiple vehicles to the front and side driveway which leads to the detached garage at the rear. The garage has power and lighting. To the rear there is a very modern tiered garden with paved patio to the bottom, stairs lead to a further paved patio with glass balustrades and a further tier with large artificial lawn garden.



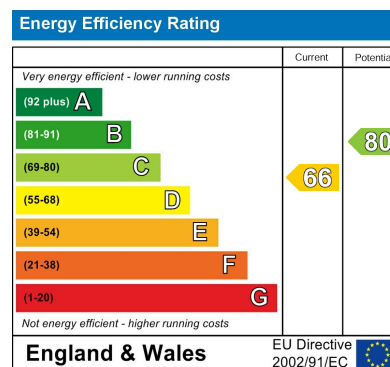
- MASTER BEDROOM WITH EN-SUITE • LANDSCAPED REAR GARDEN • OFF-ROAD PARKING • DETACHED GARAGE





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Chapters
40 Wharf Street
Sowerby Bridge
HX6 2AE

01422 652 317
hello@chaptersgroup.co.uk
<https://chaptersgroup.co.uk/>

Chapters