Chapters



16 PARKDALE DRIVE
SOWERBY BRIDGE

£280,000
FREEHOLD

Situated in the popular area of Kebroyd, this well-presented end-terrace property on Parkdale Drive offers spacious and versatile accommodation, making it an ideal home for families and first-time buyers alike. The property features two reception rooms, providing flexible living and dining space, alongside three well-proportioned bedrooms. An additional attic room offers valuable extra space, ideal for use as a guest room, home office or hobby room. The property is well presented throughout and benefits from a modern bathroom, as well as off-road parking for two vehicles. Conveniently located for local amenities and transport links, the property is well placed for access to surrounding areas. Offered for sale with no onward chain, this is an excellent opportunity to purchase a home in a desirable location.
Early viewing is highly recommended to fully appreciate the space and versatility this property has to offer. Don't miss the opportunity to make this property your own.





• THREE BEDROOMS • OFF ROAD PARKING • WELL PRESENTED THROUGHOUT • DESIRABLE LOCATION

Entrance

Accessed via the front door, the entrance hallway provides access to the staircase leading to the first floor, with further access through to the ground-floor accommodation.

Living Room

A welcoming living room featuring an electric fireplace and media wall, with built-in storage and a radiator. An opening leads through to the kitchen/diner, creating a natural flow between the living and dining spaces.

Kitchen Dining Room

The kitchen is fitted with matching wall and base units, providing ample storage and workspace. There is space for a freestanding gas cooker, an electric oven and a fridge-freezer, along with plumbing for a dishwasher. A door provides access to the rear dining area. The dining area offers space for a breakfast bar a radiator and space for a dining table with chairs. Sliding patio doors open onto the rear garden, allowing access to the outdoor space. The room also benefits from fitted cupboards, a storage cupboard and a separate cupboard housing the boiler.

Utility Room

The utility room benefits from plumbing for a washing machine, space for a tumble dryer and built-in storage. A side-facing frosted window provides natural light, complemented by inset spotlights.

WC

The ground floor cloakroom comprises a WC and wash basin, with a radiator, a useful storage cupboard and inset spot lighting. A front-facing window provides natural light.

First Floor Landing

The first-floor landing features a side-facing double-glazed window and stairs leading to the second floor. Doors provide access to the bedrooms and bathroom.

Bedroom One

A double bedroom featuring a front-facing double-glazed window, radiator, fitted wardrobes and additional fitted cupboards, providing ample storage space.

Bedroom Two

A double bedroom with a rear-facing double-glazed window and radiator, offering space for freestanding





bedroom furniture.

Bedroom Three

A single bedroom featuring a front-facing double-glazed window and radiator.

Bathroom

The family bathroom comprises a bath with an overhead shower, wash basin and WC. Further features include a heated towel radiator, fully tiled flooring, a rear-facing frosted double-glazed window and an extractor fan.

Second Floor

Attic Room

A versatile attic room benefiting from built-in storage under the eaves, a Velux window and inset spot lighting. There is additional space for freestanding furniture.

External

To the rear, the garden features a composite-decked area, with steps leading down to a flagged patio. Further steps lead to an additional decking area with a garden shed, with access continuing towards Kebroyd Avenue.

To the front, there is a pebbled area alongside a further decked seating area. The property benefits from off-road parking for two cars, with additional on-street parking available for up to two vehicles.

Anti-Money Laundering

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.





• COUNCIL TAX BAND B • AVAILABLE WITH NO ONWARD CHAIN





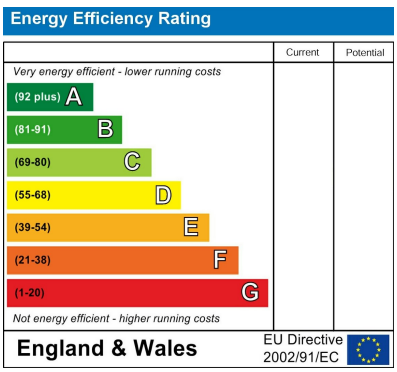




Additional Information

Local Authority	-	Calderdale	**Floor Area**	-	sq ft
Council Tax	-	Band B	**Tenure**	-	Freehold
Viewings	-	By Appointment Only			





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

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