Peter David Properties Ltd

Residential Sales and Lettings



Tuel Lane,

Auction Guide £80,000

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** FOR SALE BY AUCTION 2nd February 2027 12pm ** Nestled in the charming area of Tuel Lane, Sowerby Bridge, this delightful character property offers a unique blend of traditional charm and modern convenience. With one well-proportioned bedroom, this home is perfect for individuals or couples seeking a cosy retreat.

Upon entering, you are welcomed into a warm and inviting reception room, which serves as the heart of the home. This space is ideal for relaxation or entertaining guests, featuring characterful details that enhance its appeal. The property boasts a thoughtfully designed bathroom, ensuring comfort and practicality for everyday living.

The location of this property is particularly advantageous, as Sowerby Bridge is known for its picturesque surroundings and vibrant community. Residents can enjoy easy access to local amenities, including shops, cafes, and parks, making it a convenient place to live.

This character property is not just a home; it is a lifestyle choice, offering a perfect balance of tranquillity and accessibility. Whether you are a first-time buyer or looking to downsize, this charming abode is sure to capture your heart. Do not miss the opportunity to make this lovely property your own.

For further information and to view the legal pack please visit the Peter David website and click on the 'Auctions' tab. You can then Click on the property.

In order to view the legal pack and bid click 'Register' and do the following via the 'dashboard':

- register (verify your email)
- join the watchlist
- pass an ID check
- enter your payment details

- ** FOR SALE BY AUCTION 2nd February 2027 12pm **
- 1 BEDROOM PROPERTY
- KITCHEN
- LOUNGE
- BEDROOM
- BATHROOM
- BEAUTIFULLY PRESENTED
- OFF ROAD PARKING
- COUNCIL TAX BAND A
- EPC RATING - C

Accommodation

Kitchen
5'10" x 16'4" (1.8 x 5.0)

Lounge
12'1" x 17'4" (3.7 x 5.3)

1st Floor

Bedroom
12'1" x 10'9" (3.7 x 3.3)

Bathroom
6'6" x 6'6" (2.0 x 2.0)

Directions
Please follow HX6 2EW for directions

FEES
The buyer's fee is £3960 incl VAT
The holding deposit is £1040 (goes towards the purchase price)

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.









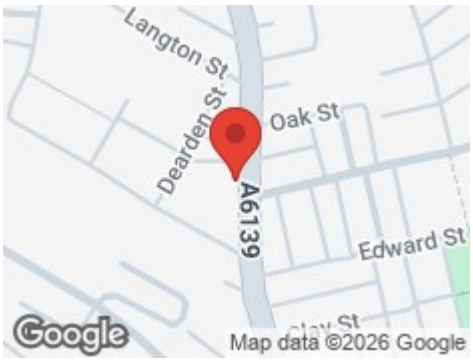








Road Map



Hybrid Map

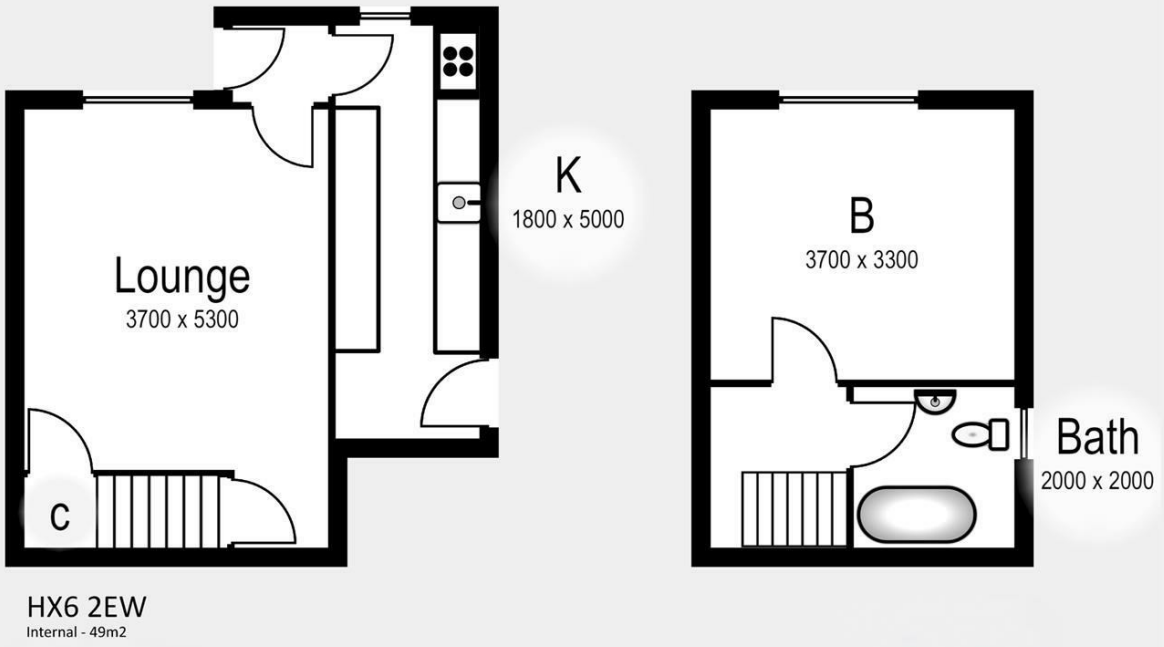


Terrain Map



Floor Plan

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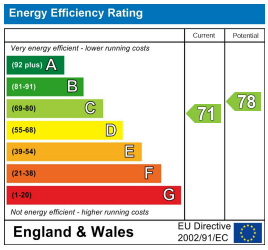
HX6 2EW
Internal - 49m2

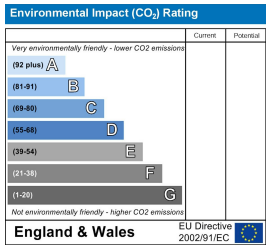
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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