

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Friendly Avenue, Sowerby Bridge**

**£170,000**





Nestled in the charming area of Friendly Avenue, Sowerby Bridge, this delightful inner through terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.

With two bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that each room serves its purpose effectively.

The bathroom is conveniently located, providing essential amenities for daily living. The property's terrace style adds to its appeal, offering a quaint and cosy atmosphere that is characteristic of the local architecture.

Situated in a friendly neighbourhood, this home is close to local amenities, parks, and transport links, making it a practical choice for those who value convenience and community. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs.

In summary, this charming terrace house on Friendly Avenue is a wonderful opportunity to embrace a comfortable lifestyle in Sowerby Bridge. Don't miss the chance to make this lovely property your new home.

- 2 BEDROOM TERRACE
- LOUNGE
- KITCHEN
- CONSERVATORY
- 2 BEDROOMS
- BATHROOM
- GARDENS FRONT AND REAR
- CELLAR
- EPC RATING TO FOLLOW
- COUNCIL TAX BAND B

## Accommodation

### Ground Floor

#### Entrance Hallway

#### Lounge

9'10" x 13'1" (3.0 x 4.0)

#### Kitchen

14'1" x 8'10" (4.3 x 2.7)

#### Conservatory

7'7" x 9'0" (2.33 x 2.75)

## First Floor

### Bedroom 1

12'7" x 10'5" (3.85 x 3.18)

### Bedroom 2

8'2" x 10'3" (2.5 x 3.13)

### Bathroom

5'10" x 6'6" (1.8 x 2.0)

## Lower Ground Floor

### Cellar

14'3" x 20'8" (4.35 x 6.3)

## External

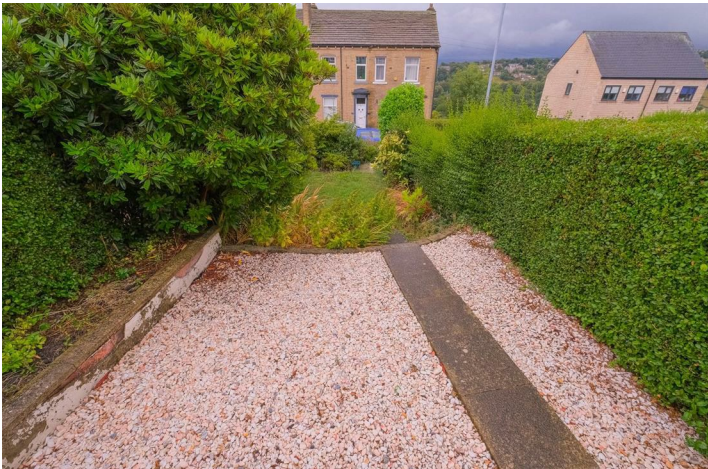
Gardens front and rear

## Directions

Please use HX6 2TY for directions

## 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



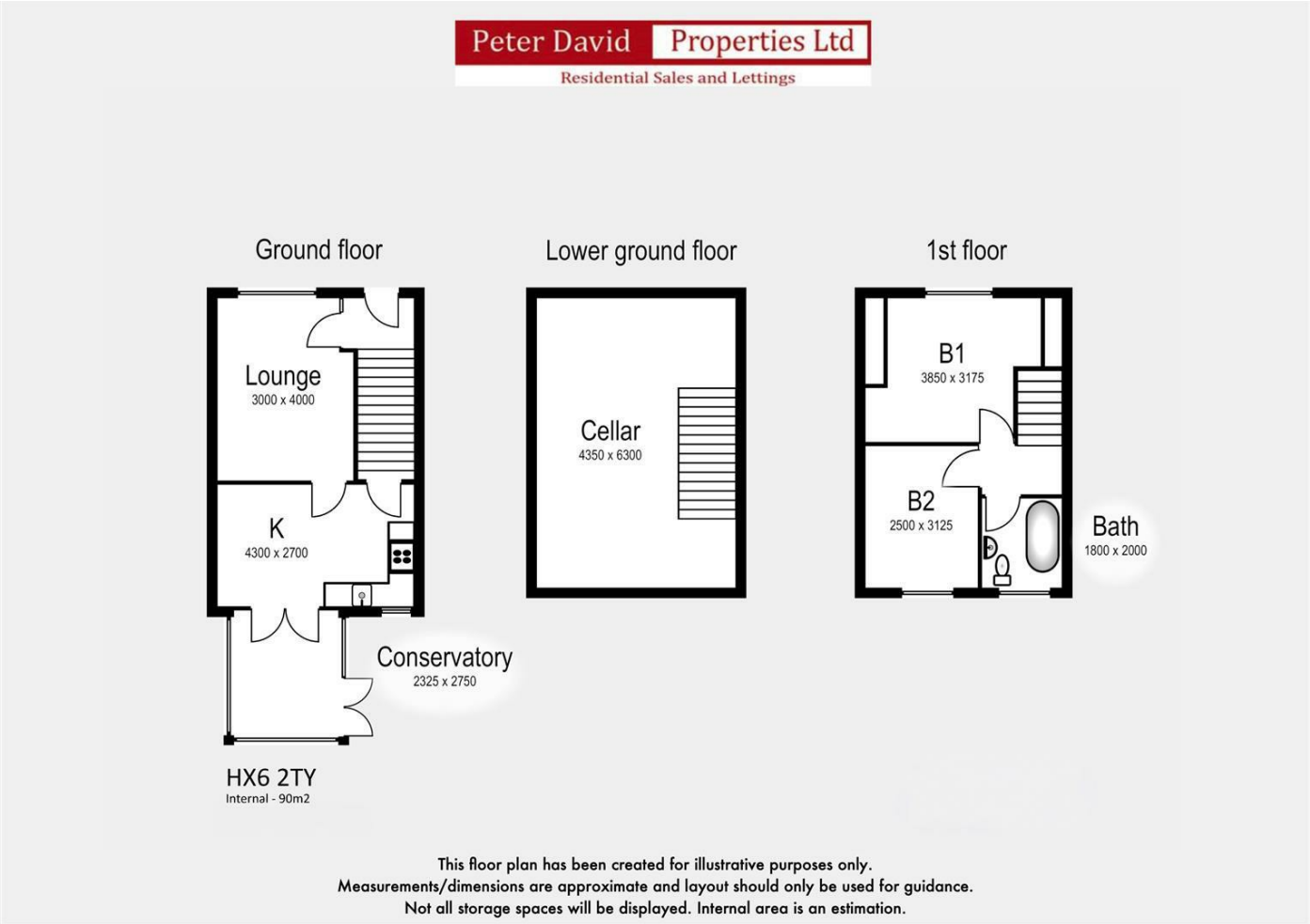
Hybrid Map



Terrain Map



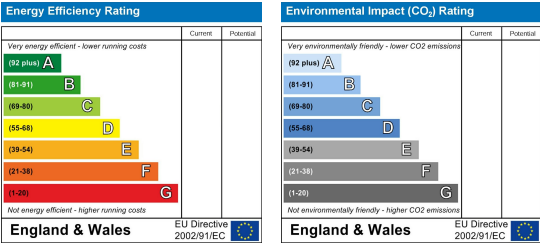
Floor Plan



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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