



84 St. Peters Avenue, Sowerby Bridge, HX6 1DB

Offers Around £180,000

- : Popular & Convenient Location
- : Three bedrooms
- : Gardens
- : uPVC Double Glazing & Gas Central Heating
- : Realistically Priced
- : Stone Built Period Semi Detached
- : two Reception Rooms
- : Requires Some Cosmetic Attention
- : Easy Access to Sowerby Bridge & Local Amenities
- : Viewing Strongly Recommended

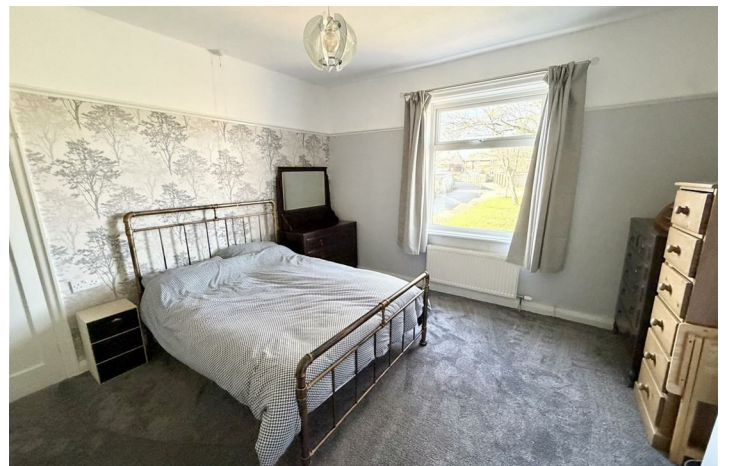
# 84 St. Peters Avenue, Sowerby Bridge HX6 1DB

Situated in this popular residential location, lies this stone-built period three-bedroom semi-detached residence providing family accommodation. Although the property requires a certain amount of cosmetic modernisation, this is reflected in the realistic asking price. An internal inspection is strongly recommended to fully appreciate the accommodation provided, which benefits from UPVC double glazing and gas central heating. The property briefly comprises an entrance hall, two reception rooms, a kitchen with pantry, three bedrooms (two double and one single), a bathroom, and gardens to both the front and rear.

The property provides excellent access to the local amenities of Sowerby Bridge, as well as convenient access to road and rail networks linking to the business centres of Manchester and Leeds. The area also benefits from access to well-regarded local schooling. Being offered for sale at this attractive asking price to encourage a prompt sale, an early inspection is highly recommended.



Council Tax Band: C



### ENTRANCE HALL

A UPVC double glazed front entrance door with windows to either side and above opens into the entrance hall. Featuring cornice to the ceiling with matching picture rail, one radiator, and a fitted carpet.

From the entrance hall door to the

### LOUNGE

14'1" x 12'9"

Feature fireplace to the chimney breast with matching hearth, cornice to the ceiling with matching picture rail, one TV point, one radiator, and a fitted carpet.

From the entrance hall door opens to the

### DINING ROOM

12'5" x 11'5"

With a UPVC double glazed window to the rear elevation enjoying views over the garden. Feature gas fire to the chimney breast, cornice to the ceiling with matching picture rail, one radiator, and a fitted carpet.

From the entrance hall door opens to the

### KITCHEN

8'9" x 8'6"

Fitted with a range of wall and base units incorporating matching work surfaces with a stainless steel sink unit and mixer tap. Gas cooker point and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing ducor to the remaining walls. UPVC double glazed window to the rear elevation and UPVC double glazed side entrance door. Door to pantry providing excellent storage facilities with fitted shelving.

From the entrance hall stairs with fitted carpet lead to the

### LANDING

With a UPVC double glazed window to the side elevation, one radiator, access to loft space, and a fitted carpet.

From the landing door opens to the

### BATHROOM

With a modern white three-piece suite incorporating pedestal wash basin, low flush WC, and a large walk-in shower cubicle with Triton electric shower unit. Fully tiled with UPVC double glazed windows to the rear and side elevations, inset ceiling spotlights, shaver point, and chrome heated towel radiator

From the landing door opens to

### BEDROOM TWO

12'9" x 12'6"

With a UPVC double glazed window to the rear elevation enjoying an open outlook. Built-in wardrobe to one side of the chimney breast, picture rail, one radiator, and a fitted carpet.

From the landing door opens to

### BEDROOM ONE

10'11" x 12'9"

With a UPVC double glazed window to the front elevation enjoying an open aspect. Fitted wardrobes with sliding doors and cupboard space above, one radiator, and a fitted carpet.

From the landing door opens to

### BEDROOM THREE

7'10" x 5'10"

With a UPVC double glazed window to the rear elevation enjoying views over the garden. With a UPVC double glazed window to the front elevation enjoying an attractive outlook, one radiator, and a fitted carpet.

### GENERAL

The property is constructed of stone and brick and is surmounted by a blue slate roof. It benefits from all mains services including gas, water, and electricity, together with UPVC double glazing and gas central heating. The property is Freehold and is in council tax band C

### EXTERNAL

To the front of the property there is a garden with lawn, mature plants and shrubs, a flagged patio, and a path leading to the front entrance door. To the side, a flagged pathway with a raised flower bed leads to the rear of the property. The rear garden incorporates a pathway, lawned area, and a garden shed.



### Directions

SAT NAV HX6 1DB

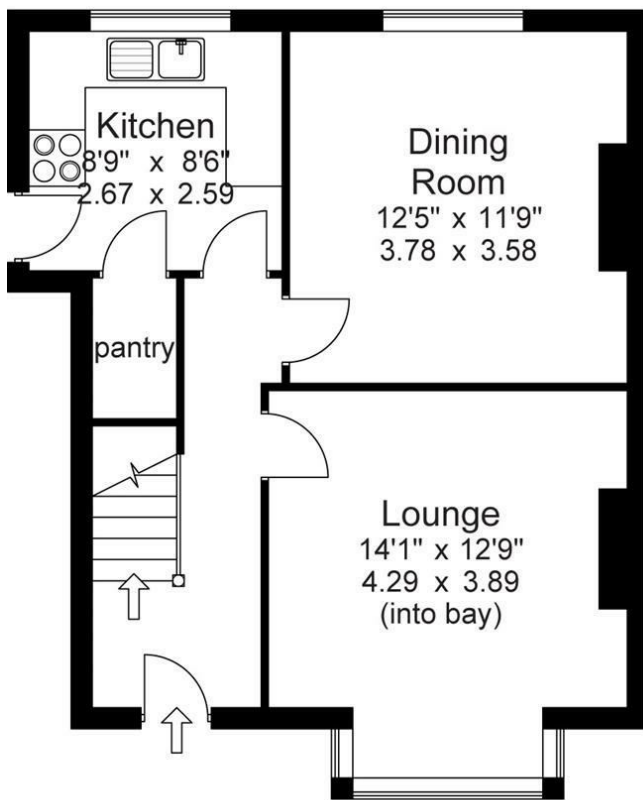
### Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

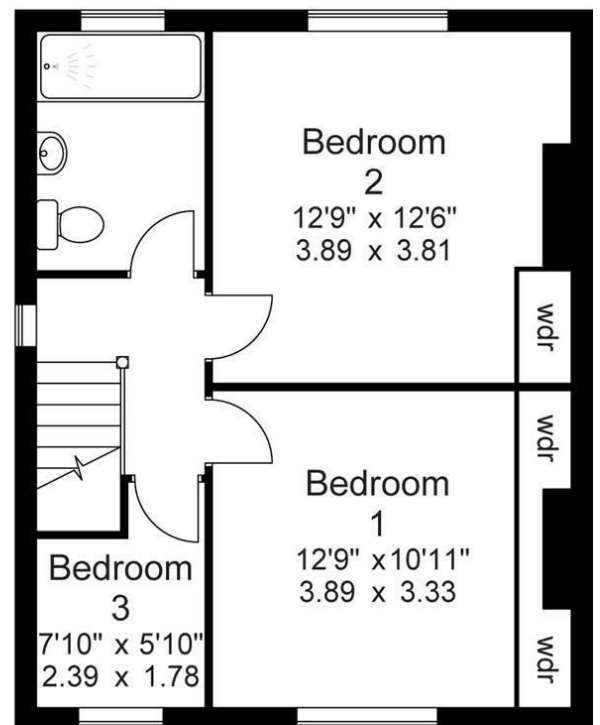
### EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

Approx Gross Floor Area = 948 Sq. Feet  
= 88.1 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.