

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Egerton Street,**

**£120,000**





Peter David are delighted to offer this two bedroom back to back terrace to the sales market. This property will be of interest to first time buyers or possible investors.

Located in a desirable location in Sowerby Bridge, the property is close to local schools and amenities. The train station in Sowerby Bridge provides links to both Leeds and Manchester.

For those on a budget you will note the property sits in council band A making it an affordable choice.

The property is also sold with vacant possession so there is no upward chain. To view, please contact the team at Peter David Halifax and we will make arrangements to meet you to view this home.

- 2 BEDROOM TERRACE
- ENTRANCE VESTIBULE
- LARGE BATHROOM
- 2 GOOD SIZED DOUBLE BEDROOMS
- CELLAR
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- EPC RATING D
- COUNCIL TAX BAND A
- SOLD WITH VACANT POSSESSION

## Accommodation

### Ground Floor

#### Entrance Vestibule

#### Kitchen

6'10" x 11'7" (2.10 x 3.55)

#### Lounge

12'4"nx 14'9" (3.78nx 4.50)

### First Floor

#### Bedroom 1

11'5" x 14'9" (3.50 x 4.50)

#### Bathroom

8'2" x 9'2" (2.50 x 2.80)

### Second Floor

#### Bedroom 2

19'3" x 13'1" (5.88 x 4.0)

### Lower Ground Floor

#### Cellar

6'6"x 14'9" (2.0x 4.50)

### Directions

Please use HX6 2LX

### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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

**Peter David Properties Ltd**  
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**K**  
2100 x 3550

**Lounge**  
3775 x 4500

**Cellar**  
2000 x 4500

**Bath**  
2500 x 2800

**B1**  
3500 x 4500

**B2**  
5875 x 4000

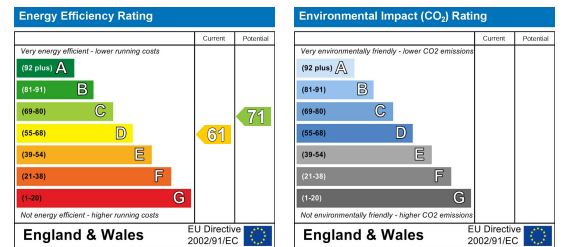
**HX62LX**  
Internal - 87m<sup>2</sup>

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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