Peter David Properties Ltd

Residential Sales and Lettings



Upper Fountain Street, Sowerby Bridge

Offers In The Region Of £119,995

3 1 1 D









Nestled in the heart of Sowerby Bridge on Upper Fountain Street, is this three-bedroom mid-terrace house offering a perfect blend of comfort and convenience. Peter David Properties is pleased to present this spacious home, ideally situated close to local amenities, public transport links, including the nearby railway station, and easy access to the motorway network.

Upon entering, you will find a generously sized lounge that invites relaxation and social gatherings. The kitchen is well-equipped with integral appliances, making it a delightful space for culinary pursuits. Additionally, the property boasts a useful storage/utility cellar, complete with power and light, providing ample space for your household needs.

The first floor features a good-sized master bedroom, complemented by a three-piece bathroom, ensuring both comfort and practicality. Ascend to the second floor, where you will discover two further well-proportioned bedrooms, with far reaching views across the valley. Perfect for family living or accommodating guests.

This large family home it represents tremendous value for money. An internal viewing is highly recommended to fully appreciate the generous size and potential of this home. Whether you are a first-time buyer or looking for a family residence, this property is sure to meet your needs.

- THREE LARGE DOUBLE BEDROOMS
- MID TERRACE
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYERS
- CENTRAL HEATING & DOUBLE GLAZING
- COUNCIL TAX BAND - A
- EPC RATING - D

Accommodation

Lounge
13'5" x 14'5" (4.1 x 4.4)

Kitchen
6'8" x 8'6" (2.05 x 2.6)

Cellar

First Floor

Bedroom
13'4" x 14'7" (4.07 x 4.47)

Bathroom
6'8" x 8'7" (2.05 x 2.62)

Second floor

Bedroom two
11'8" x 14'7" (3.57 x 4.47)

Bedroom three
8'6" x 11'7" (2.6 x 3.55)

Directions
Please use post code HX6 2QY for sat nav 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.



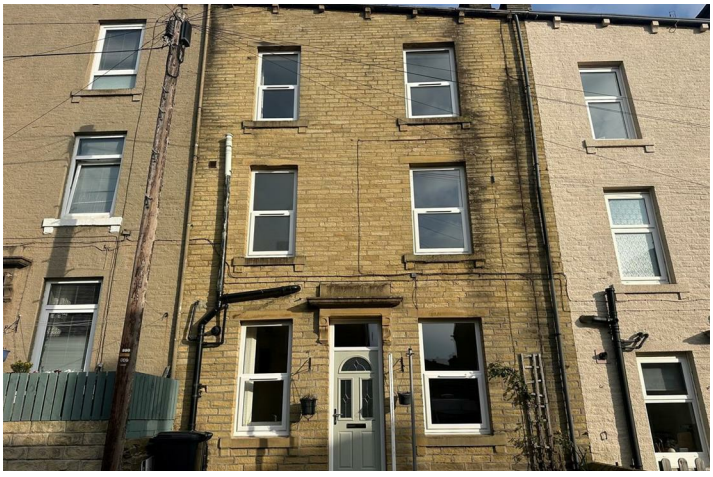














Road Map



Hybrid Map

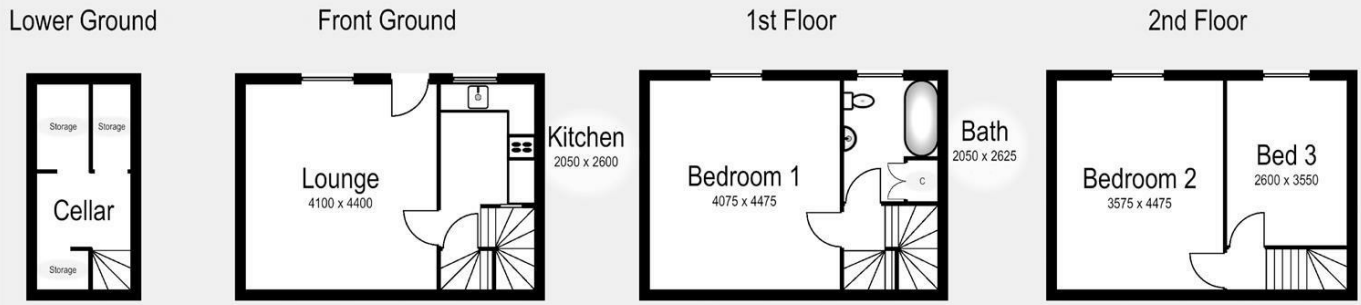


Terrain Map



Floor Plan

Peter David Properties



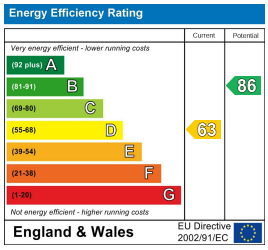
HX6 2QY
Internal - 91m2

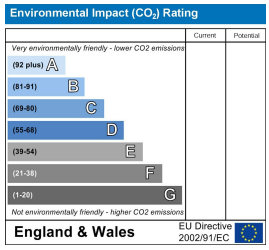
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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