

Peter David

Properties Ltd

Residential Sales and Lettings



Fairbanks,

£200,000





Situated within the Fairbanks development in the popular residential area of Sowerby Bridge, this spacious three-bedroom end townhouse offers versatile accommodation set over three floors, together with an integral garage and rear garden.

The property briefly comprises an entrance hallway with ground floor WC and access to the integral garage. To the first floor is a generous lounge with feature fireplace, alongside a spacious dining kitchen fitted with a range of wall and base units, integrated oven and hob, and French doors leading directly out to the rear garden.

To the second floor are three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom fitted with a three-piece suite. The accommodation would ideally suit professional couples, families or anyone looking for flexible living space in a convenient yet tucked-away location.

Externally, the property benefits from driveway parking, an integral garage and a rear garden creating a private retreat. The outdoor space offers excellent potential for landscaping and entertaining.

Fairbanks is a conveniently located development positioned in the heart of Sowerby Bridge, where there is an excellent range of independent shops, cafés, bars and restaurants. Sowerby Bridge railway station provides direct links to Leeds and Manchester, making the area popular with commuters, while the nearby M62 motorway network offers convenient access to surrounding business centres. The area is also well placed for scenic countryside walks, canal-side routes and access to the Pennine landscape.

An early internal inspection is highly recommended to appreciate the size, setting and potential this property has to offer.

- THREE-BEDROOM END TOWNHOUSE SET OVER THREE FLOORS
- SPACIOUS LOUNGE AND DINING KITCHEN WITH FRENCH DOORS TO THE GARDEN
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- INTEGRAL GARAGE, DRIVEWAY PARKING AND GROUND FLOOR WC
- SPACIOUS REAR GARDEN
- CONVENIENT LOCATION CLOSE TO SOWERBY BRIDGE CENTRE AND RAILWAY STATION
- EPC RATING - D
- COUNCIL TAX BAND - C

Accommodation

Entrance Hall

Ground floor WC

Garage

9'2" x 18'8" (2.8 x 5.7)

First floor

Lounge

14'9" x 12'5" (4.5 x 3.8)

Kitchen

8'2" x 12'5" (2.5 x 3.8)

Second floor

Bedroom one

11'2" x 14'7" (3.42 x 4.45)

En suite

6'2" x 5'2" (1.9 x 1.6)

Bedroom two

7'10" x 9'10" (2.4 x 3)

Bedroom three

6'9" x 6'6" (2.07 x 2)

Bathroom

7'10" x 5'6" (2.4 x 1.7)

Directions

Please use post code HX6 2AB for sat nav directions.

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.
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The floor plan is divided into three main sections. The left section contains a 'WC' (Toilet) and a 'Garage' measuring 2800 x 5700. The middle section features a 'Lounge' measuring 4500 x 3800, a 'Kitchen' (K) measuring 2500 x 5500, and an 'Ensuite' measuring 1900 x 1600. The right section includes three bedrooms: 'B3' (2075 x 2000), 'B2' (2400 x 3000), and 'B1' (3425 x 4450), along with a 'Bath' measuring 2400 x 1700. Stairs are indicated in the WC area and between the kitchen and the bedrooms.

HX62AB
Internal - 115m²

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.

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

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		67	81
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		67	81
Not environmentally friendly - higher CO₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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