



## 1 East Parade

Sowerby Bridge, Sowerby Bridge, HX6 2BH

**Offers Over £120,000**



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Situated in the charming area of East Parade, Sowerby Bridge, this deceptively spacious end terrace house offers a delightful blend of comfort and convenience. With accommodation spread over three floors, this well-presented home features three generously sized bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the property. The layout is thoughtfully designed to maximise space and light, creating an inviting atmosphere throughout. The house also boasts a cellar, providing additional storage or potential for further development, depending on your needs.

The location is particularly advantageous, as it is situated close to a variety of local amenities, schools, and transport links. This ensures that daily conveniences are just a stone's throw away, making life easier for busy families or professionals.

In summary, this end terrace house on East Parade is a fantastic opportunity for anyone looking for a well-maintained home in a prime location. With its spacious layout and proximity to essential services, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

**\*\* This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. \*\***

## Living Room

14'5" x 11'5" (4.4m x 3.5m )

The living room overlooks the front of the home and

has a light and neutral colour scheme, grey carpet and an electric wall mounted feature fireplace as the focal point.

## Kitchen

11'9" x 7'10" (3.6m x 2.4m )

Overlooking the side of the home, the kitchen has white base and wall units, a stainless steel sink, a built in oven and hob as well as space for a washing machine.

## Cellar

A useful cellar provides additional storage space accessed down stone steps from the kitchen.

## Bedroom One

14'1" x 9'6" (4.3m x 2.9m)

A double bedroom overlooking the front of the home.

## Bathroom

A spacious bathroom with an over bath shower, bath tub, hand basin and w/c. with tiled splashbacks.

## Bedroom Two

14'1" x 11'5" (4.3m x 3.5m )

On the second floor, bedroom two is a well sized double overlooking the front of the home.

## Bedroom Three

9'6" x 7'2" (2.9m x 2.2m )

A well sized single room overlooking the front and side of the home with far reaching views.

## External

The property has a low maintenance paved yard to the front providing an outdoor space to enjoy sunny days.

## Directions

For Satnav please use the postcode HX6 2BH



## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

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



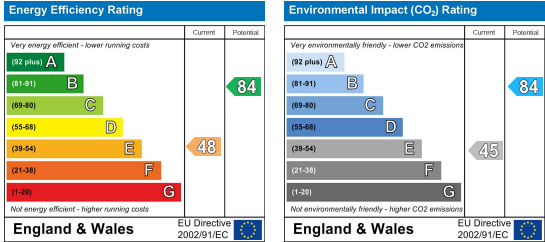
Floor Plan



Viewing

Please contact us on 01422 415776 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.