

Peter David

Properties Ltd

Residential Sales and Lettings



Towngate, Sowerby

£120,000



47 Towngate

Sowerby, Sowerby Bridge, HX6 1HS



Peter David are delighted to bring this EXTENDED TWO BEDROOM SEMI DETACHED HOME to the market for sale. With gardens to both the front and rear, a splendid open plan dining kitchen to the rear and good schooling nearby, this would make a lovely home for a growing family or may be of interest to a first time buyer.

The accommodation is set over two floor levels and briefly comprises of an entrance vestibule, living room, an open plan dining kitchen and to the first floor two double bedrooms and the house bathroom. The attic also provides a useful space currently used as a home office. As one would expect nowadays, the property also benefits from both gas central heating and double glazing.

Located in this popular village of Sowerby, there are plenty of local amenities close by and the well regarded Ryburn Valley High School is within easy walking distance. Commuting to Leeds and Manchester is made possible by the local Sowerby Bridge Railway Station.

Accommodation

Entrance vestibule

With a staircase to the first floor and an access door to:

Living room

12'10 x 12'9 (3.91m x 3.89m)

With an electric fire set within a marble fireplace and hearth creating a focal point to the room. Double glazed window and central heating radiator.

Dining kitchen

15'11 x 15'1 (4.85m x 4.60m)

A spacious extended dining kitchen with double doors leading out to the rear patio. Space for a dining table and chairs and a modern fitted kitchen. With a range of matching wall and base units with complementary work surfaces and tiled splash back. Inset sink and integrated appliances. Roof lights allow plenty of light to flood into this lovely living space. Double glazed window and central heating radiator. External access door.

First floor

Landing

Double glazed window allowing in natural light. Loft access point.

Double bedroom

15'9 x 8'11 (4.80m x 2.72m)

Built in wardrobes providing further storage options. Double glazed window and central heating radiator.

Double bedroom

9'6 x 11'9 (2.90m x 3.58m)

Double glazed window and central heating radiator.

Family bathroom

6'3 x 5'7 (1.91m x 1.70m)

A fully tiled bathroom with a three piece suite comprising of a wash basin with pedestal and mirrored cabinet above, low flush wc and a bath with electric shower over. Frosted double glazed window and central heating radiator.

Attic room

A useful space currently used as a home office. Ideal for storage or a hobby room with natural light from the Velux window. Power and lighting.

External details

To both the front and rear of the property you will find established gardens with a range of shrubs and plants adding colour all year round. There is a footpath that leads up the side of the property and round to the rear where you will find a flagged patio area ideal for sitting out on those sunny days.

Directions

Please use the postcode HX6 1HS 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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Road Map



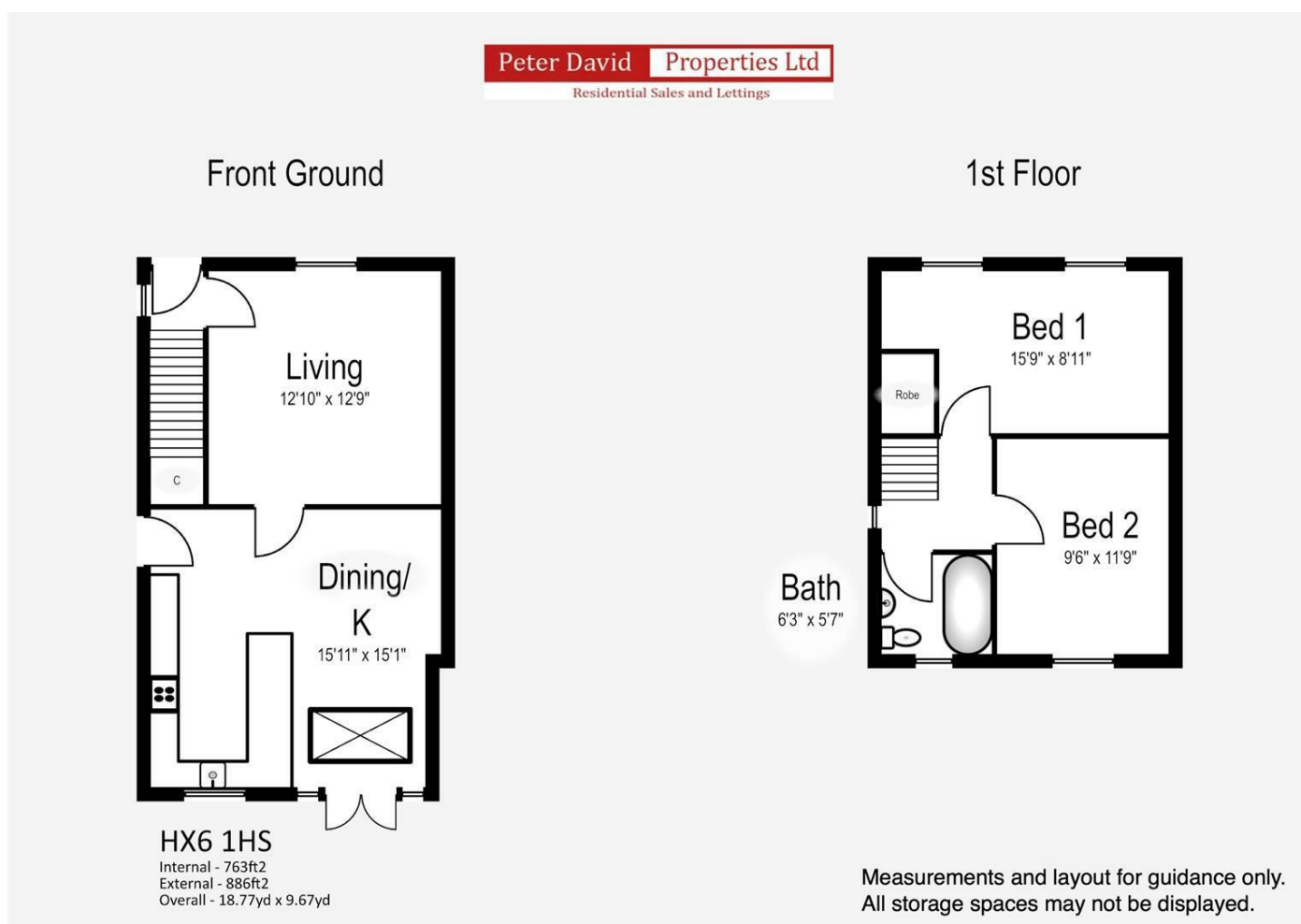
Hybrid Map



Terrain Map



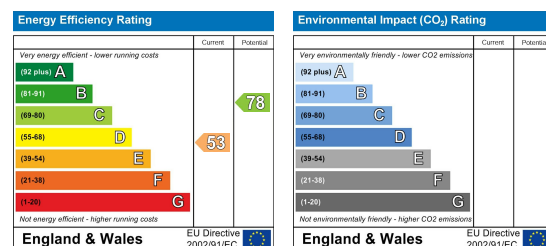
Floor Plan



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



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