

Peter David Properties

Residential Sales and Lettings

Glenfield Place, Burnley Road,
Sowerby Bridge
£125,000



2 Glenfield Place,

Burnley Road, Sowerby Bridge, HX6 2TX

Description

This modern stone built inner through town house would make an ideal home for the small family buyer being within easy access to local amenities in Sowerby Bridge and Halifax. The property fronts the main Burnley Road and enjoys views over the surrounding countryside and briefly comprises of: - Lounge, hallway, fitted dining kitchen with built in appliances, three first floor bedrooms and bathroom. The property is equipped with gas fired central heating and double glazing. Externally there are gardens to the front and rear with allocated parking near by. The property is offered for sale with no upward chain and an internal viewing is highly recommended.

Features

- Modern stone built inner through town house
- Three bedrooms
- Modern fitted dining kitchen
- Gardens to front and rear
- Double glazing and gas central heating
- Countryside views
- Convenient for amenities in Sowerby Bridge
- NO UPWARD CHAIN
- Council Tax Band: B
- Energy Rating: C

Accommodation:

Ground Floor:

Enter the property via a rear exterior door into the entrance hallway.

Hallway

Having a staircase rising to the first floor with understairs storage cupboard, single central heating radiator and access into the dining kitchen.

Dining Kitchen 11'6" x 8'4" (3.51m x 2.54m)

Fitted with a range of modern matching wall and base units with complementary laminated working surfaces over inset into which is a stainless steel sink unit with mixer tap and a 4 ring electric hob with contemporary stainless steel and glass extractor canopy above and built in electric oven beneath. There is space and plumbing for an automatic washing machine, ceiling spotlights, tiled splashbacks, window to the rear elevation and single central heating radiator.

Lounge 14'4" x 12'6" (4.37m x 3.81m)

Having a modern stone fireplace surround with coal effect gas fire, two central heating radiators, windows to the front elevation and a PVCu exterior door giving access to the front elevation.

First Floor:

Landing

Having a pull down ladder giving access to the part boarded loft space.

Bedroom One 13'6" x 8'2" (4.11m x 2.49m)

Having a window to the rear elevation and single central heating radiator.

Bedroom Two 9'8" x 8'2" (2.95m x 2.49m)

Having a window to front elevation enjoying the open views and a single central heating radiator.



Bedroom Three 7'2" x 6'8" (2.18m x 2.03m)

Having a window to the front elevation and a single central heating radiator.

Bathroom

Furnished with a three piece white suite comprising of panelled bath with shower unit over, pedestal wash hand basin and low flush wc. There is a built in storage cupboard housing the combination boiler, window to the rear elevation and single central heating radiator.

Outside:

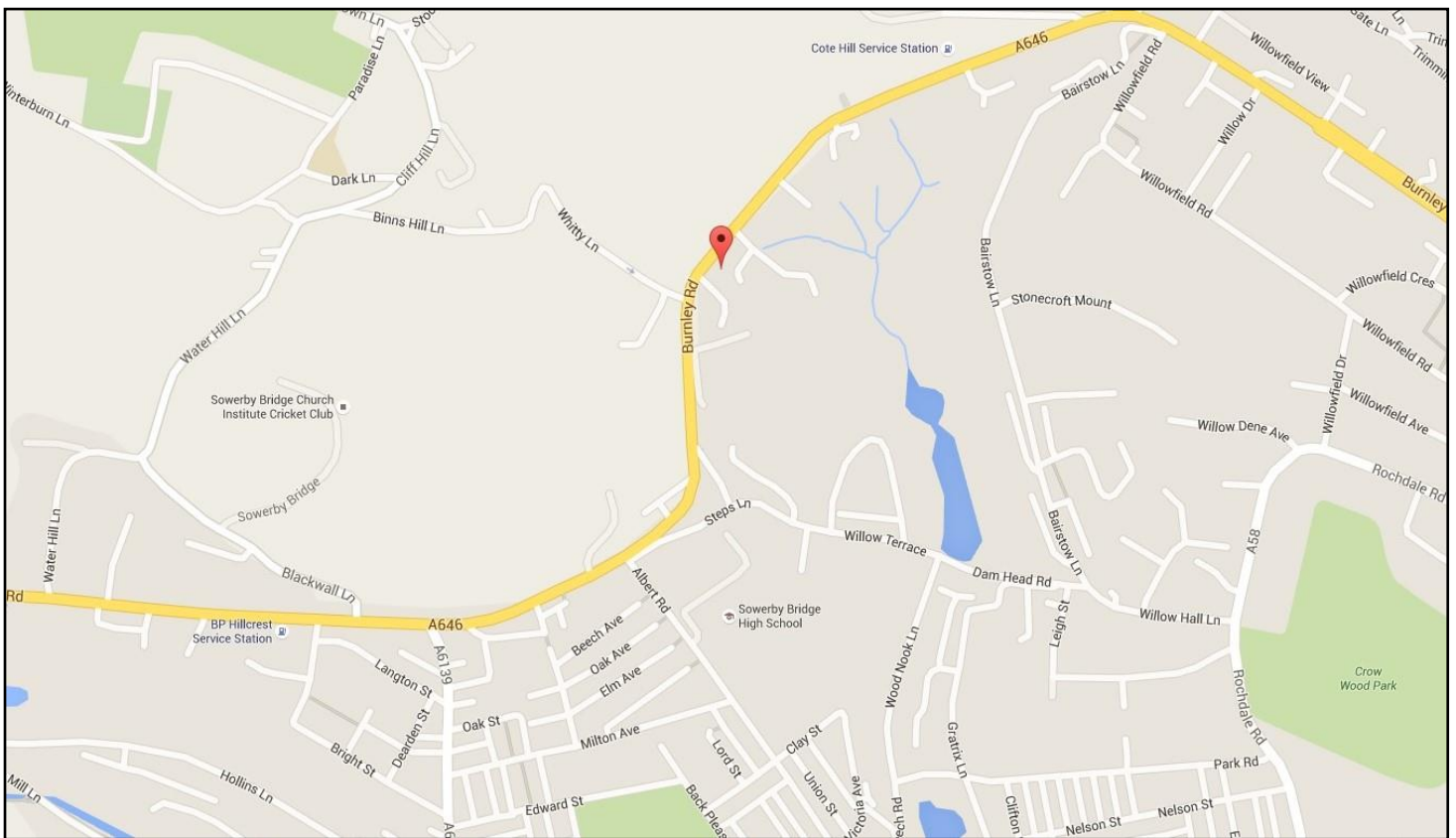
There is a small garden to the front with mixture of bushes and shrubs and gated access onto Burnley Road. To the rear can be found an enclosed flagged yard with walkway leading to the allocated parking area.

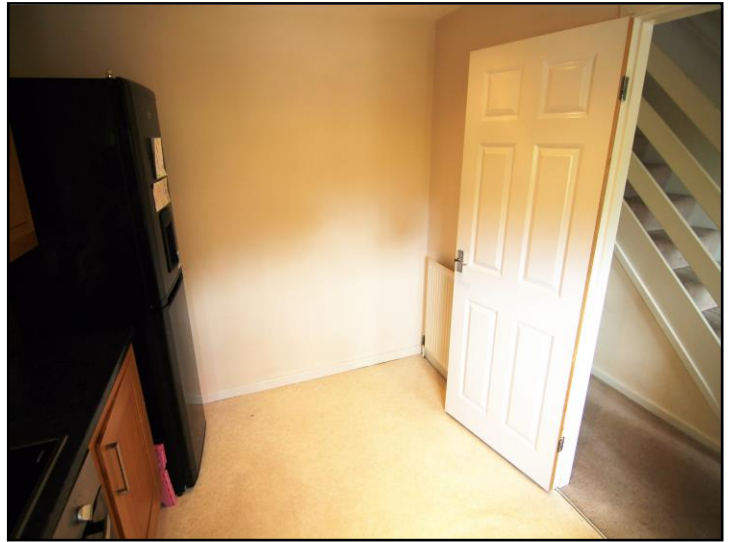
Directions

Proceed out of Sowerby Bridge along Wharf Street and at the traffic lights with Tuel Lane turn left and proceed up the hill towards Burnley Road at the main road junction turn right and proceed towards Halifax for approximately 1/2 mile where the property will be found on your right identified by our 'For Sale' board.

Mortgage Services

Why not see our mortgage advisor for a FREE advice appointment. We will look at the whole of the market to find the best deal for you. Whether you want to know how much you can borrow or the monthly payments we are here to help. At Peter David, we are here to give that personal service with the right expertise to make the buying process hassle free. For an appointment please call any of our offices to arrange a visit.





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