

# Peter David Properties

Residential Sales and Lettings

## Rose Grove, Friendly

£117,500





# Rose Grove, Friendly, Sowerby Bridge HX6 2RJ.

Nestling within the wooded valley bottom yet enjoying a sunny aspect across the Rochdale Canal is this stone built, mid terraced cottage. The property is well presented and is equipped with gas fired central heating and PVCu double glazing along with accommodation comprising in brief: - Good sized lounge with solid multi-fuel stove set into a feature exposed stone chimney breast, galley style kitchen with integrated oven and hob, generously proportioned two double bedrooms to the first floor and contemporary bathroom with three piece white suite. A pull-down ladder gives access to the attic room which is currently used as a third bedroom with Velux window. Externally, there is off road parking to the front and of particular interest is the tiered garden area to the rear which is accessed from the landing area. The property is conveniently situated for easy access to Sowerby Bridge town centre and all the amenities available there including shops, restaurants, leisure centre and railway station offering a direct route to Leeds and Manchester. Viewing is strongly encouraged to appreciate the stylish accommodation and situation of this delightful cottage property.

## Features

- Mid terraced character cottage
- Lounge and open plan kitchen
- Two good sized bedrooms
- Attic room with Velux window
- Garden to the rear
- Convenient for Sowerby Bridge amenities
- Delightful views
- Council Tax Band: A
- Energy Rating: E

## Accommodation:

### Ground Floor:

Enter the property via a composite exterior door with decorative glazed panels and transom window into the lounge.

### Lounge Incorporating Kitchen 16'8" x 14'2" (5.08m x 4.32m)

The focal point of this open plan reception room is the feature fireplace housing a multi-fuel stove set to a stone hearth within the chimney breast. There is a window to the front elevation enjoying a very pleasant outlook, attractive solid Oak flooring and access into the kitchen area.



## Kitchen

A galley style kitchen fitted with a range of units and having an inset stainless steel twin bowl sink unit with mixer tap and drainer, integral oven and hob with extractor canopy over, space and plumbing for an automatic washing machine, complementary tiling, windows to the rear elevation and access to the useful keeping cellar.



## Lower Ground Floor:

### Keeping Cellar

Providing storage space.

## First Floor:

### Landing

Having a PVCu double glazed exterior door giving access to the rear garden and a pull-down ladder giving access to the attic room.

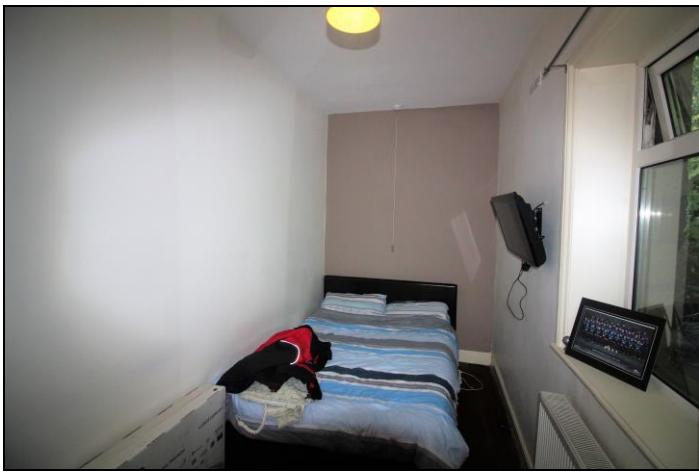
### Master Bedroom 13'2" x 12'8" (4.01m x 3.86m)

A well proportioned bedroom with attractive exposed floor boards, flagged stone hearth and window to the front elevation enjoying the wonderful far reaching views over woodland and the Rochdale Canal.



### Bedroom Two 14'4" x 6'8" (4.37m x 2.03m)

A well proportioned bedroom positioned to the rear of the property and having a window to the rear elevation and exposed floorboards.



**Bathroom 10'2" x 6'7" (3.10m x 2.01m)**

Furnished with a stylish three piece white suite comprising a twin ended bath with shower over, wash hand basin and central flush WC. There is attractive splashback tiling, window to the front elevation and heated towel rail.



**Second Floor:**

**Attic Room**

Accessed by a pull-down ladder and having a Velux skylight window, this most versatile space offers a variety of uses depending on individual requirements and is currently used as a bedroom.



**Outside:**

The property retains hillside gardens to rear affording wonderful far reaching views with a southerly aspect. There is a parking area to front.



**Directions**

Leave Sowerby Bridge via Tuel Lane and as the road bends to the right after passing the Fish & Chip shop, turn left on the bend into Hollins Lane. Continue along Hollins Lane passing Hollins Mill Lane on the left hand side. Follow the road along as it becomes Rose Grove Lane, bends to the left and begins to descend down the hill. No.15 Rose Grove can be found on the right hand side of the road after a short distance, clearly identified by our 'For Sale' board.

**Boundaries and Ownership:**

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

**Related Sale Discount:**

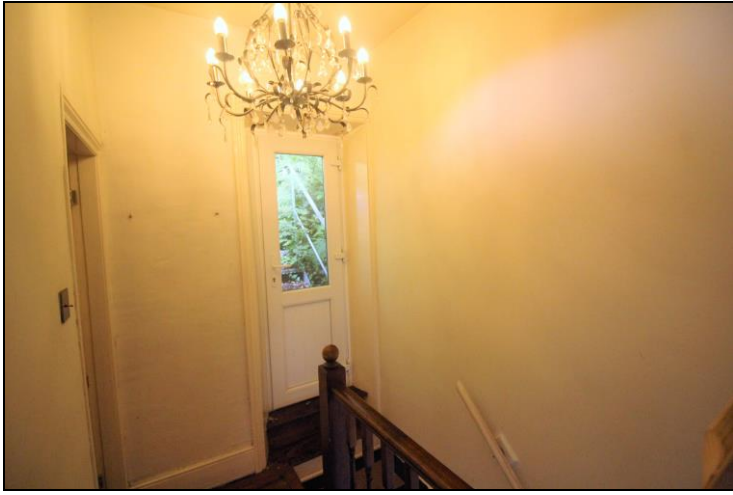
Peter David will offer a 10% discount off our selling fees to any client purchasing a property through Peter David who then instructs Peter David in the sale of their own property.

**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. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>	48	56
(21-38) <b>F</b>	53		(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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