Peter David Properties Ltd

Residential Sales and Lettings

Pollit Avenue, Sowerby

£170,000

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Nestled on Pollit Avenue in the charming area of Sowerby, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and a shower room, this home is ideal for small families or couples seeking a peaceful retreat.

Upon entering, you are welcomed by an inviting entrance vestibule that leads into a spacious lounge, enhanced by an extended bay window that fills the room with natural light. The kitchen is thoughtfully designed, featuring a breakfast bar and ample under-stairs storage, with a door that opens directly to the back garden, making it perfect for entertaining or enjoying a quiet morning coffee.

The first floor boasts two generous bedrooms, both equipped with built-in wardrobes, providing plenty of storage space. The shower room is complete with a shower enclosure, toilet, and basin.

Outside, the property benefits from gardens to the front, side, and rear, along with a detached storage shed, offering additional space for gardening tools or outdoor equipment. The front elevation presents pleasant views, adding to the overall appeal of the home.

Sowerby is a well-connected community with local shops, and infant, junior, and senior schools all within walking distance, as well as a nearby church. Just a short stroll down the hill lies Sowerby Bridge, home to a TESCO superstore and a leisure centre, ensuring all your day-to-day needs are easily met. The area benefits from a good bus route, and the railway station in Sowerby Bridge offers excellent commuter links to both Manchester and Leeds—making this an ideal location for those who work in the city but prefer a quieter, more relaxed lifestyle.

In summary, this semi-detached home on Pollit Avenue is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with great amenities and transport links.

- TWO BEDROOMS
- SEMI DETACHED HOME
- FAR REACHING VIEWS
- SOUGHT AFTER LOCATION
- GARDENS FRONT SIDE AND REAR
- SPACIOUS LOUNGE WITH BAY WINDOW
- COUNCIL TAX BAND - A
- EPC RATING - D

Accommodation

Entrance vestibule

Lounge
12'11" x 18'8" (3.95 x 5.7)

Kitchen
15'10" x 5'9" (4.85 x 1.77)

First floor

Bedroom one
12'4" x 9'4" (3.77 x 2.87)

Bedroom two
9'4" x 10'4" (2.87 x 3.17)

Bathroom
6'0" x 5'7" (1.85 x 1.72)

Outdoor storage
5'8" x 11'5" (1.75 x 3.5)

Directions
Please use postcode HX6 1LE for sat nav directions.

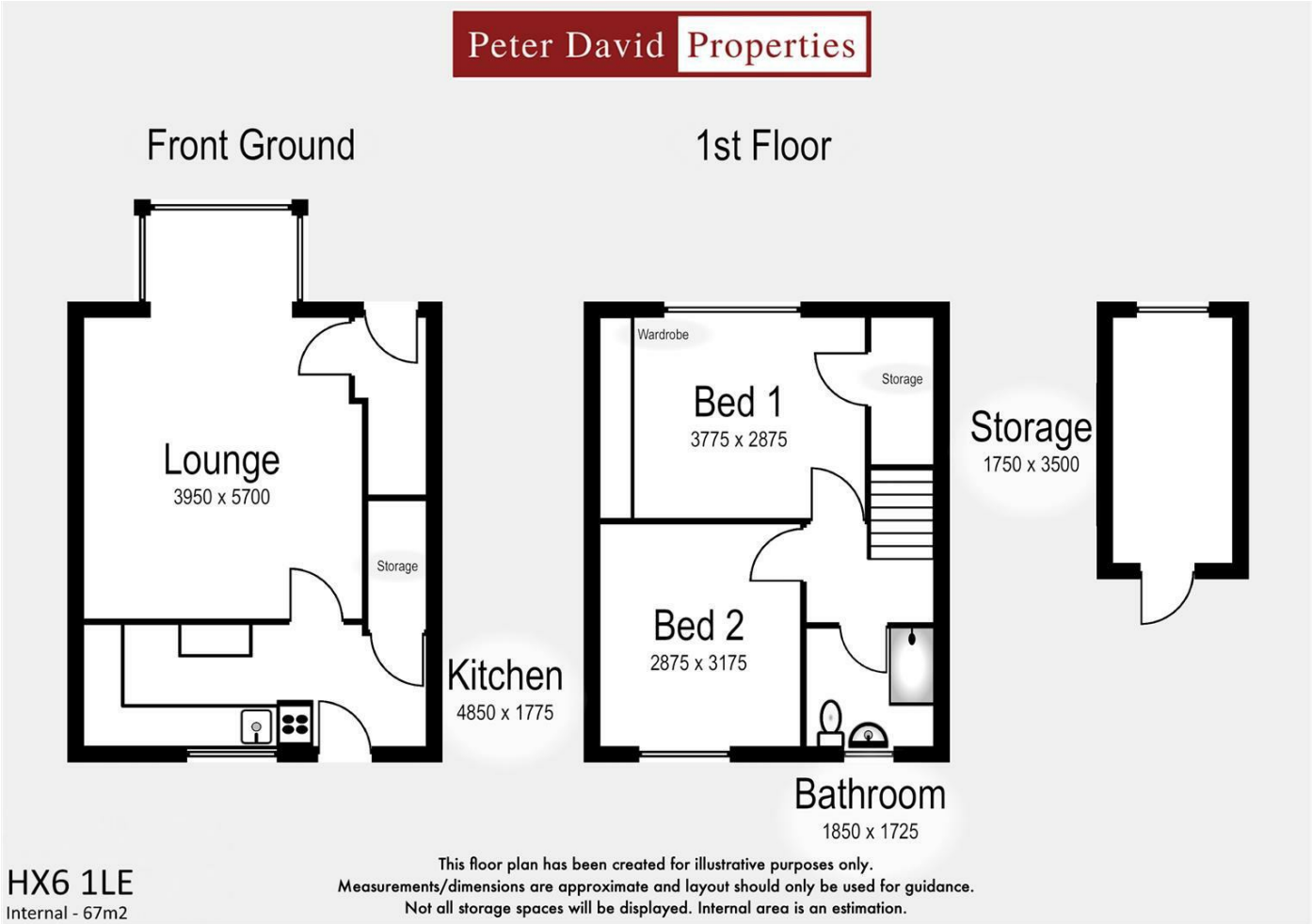
PLEASE NOTE
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, 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.
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

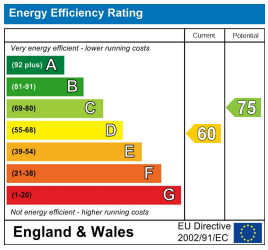
Floor Plan

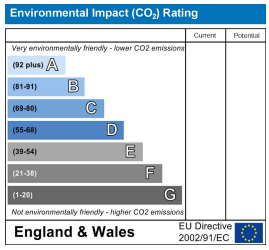


Viewing

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

Energy Efficiency Graph





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