

Peter David

Properties Ltd

Residential Sales and Lettings



Dean Lane,

£220,000





Peter David are delighted to bring this THREE BEDROOM family home to the market sold with no upward chain. With views to the front, schools within easy walking distance and gardens to both the front and rear. Gas central heating and double glazing throughout.

The internal accommodation briefly comprises of; conservatory to the front, lounge, dining kitchen, utility room, rear conservatory. To the first floor there are three bedrooms, bathroom and shower room.

Located in this popular area of Sowerby Bridge, there are plenty of local amenities close by including cafe bars, restaurants and a post office. 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.

- THREE BEDROOMS
- TWO CONSERVATORIES
- GARDENS FRONT AND REAR
- CLOSE TO LOCAL SCHOOL
- IDEAL FAMILY HOME
- BATHROOM & SHOWER ROOM
- EPC RATING - D
- COUNCIL TAX BAND - A

Accommodation

Front conservatory

15'5" x 5'6" (4.7 x 1.7)

With double glazed windows, laminate flooring and vertical blinds. Door leading to the entrance vestibule.

Lounge

17'2" x 11'1" (5.25 x 3.4)

A good size lounge with central heating radiator, laminate flooring and electric feature fireplace.

Dining kitchen

20'2" x 10'7" (6.15 x 3.25)

A spacious dining kitchen with a range of matching shaker style wall and base units, solid wood work tops, tiled splash back, under counter lighting, stainless steel sink, integrated oven, four ring gas hob, integrated fridge freezer, double glazed window, central heating radiator and double doors leading to the rear conservatory.

Rear conservatory

9'0" x 13'2" (2.75 x 4.02)

With double glazed windows, laminate flooring and vertical blinds. Double glazed patio doors leading to the rear garden.

Utility room

5'4" x 9'10" (1.65 x 3)

A useful addition to this home, with a range of matching wall and base units, stainless steel sink, space for a number of appliances including a washing machine and tumble dryer. Door leading to the rear garden.

First floor

Bedroom one

11'9" x 11'1" (3.6 x 3.4)

Double bedroom with built in wardrobe, central heating radiator and double glazed window.

Bedroom two

11'9" x 8'10" (3.6 x 2.7)

Double bedroom with built in wardrobes, central heating radiator and double glazed window.

Bedroom three

12'9" x 8'4" (3.9 x 2.55)

Double bedroom with built in storage cupboard, central heating radiator and double glazed window.

Bathroom

8'4" x 4'11" (2.55 x 1.52)

Partly tiled with a white three piece suite which comprises of shower over the bath, low flush WC, pedestal wash hand basin and frosted double glazed window.

Shower room

Partly tiled with a white three piece suite which comprises of, shower cubicle, low flush WC and vanity unit wash hand basin.

External

To the front of the property there is an enclosed patio garden with well established plants and shrubs, steps leading to the front door. To the rear of the property there is a large enclosed garden with an outside store, block paved patio area boarded with a variety of plants and shrubs.

Directions

Please use post code HX6 1HE 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



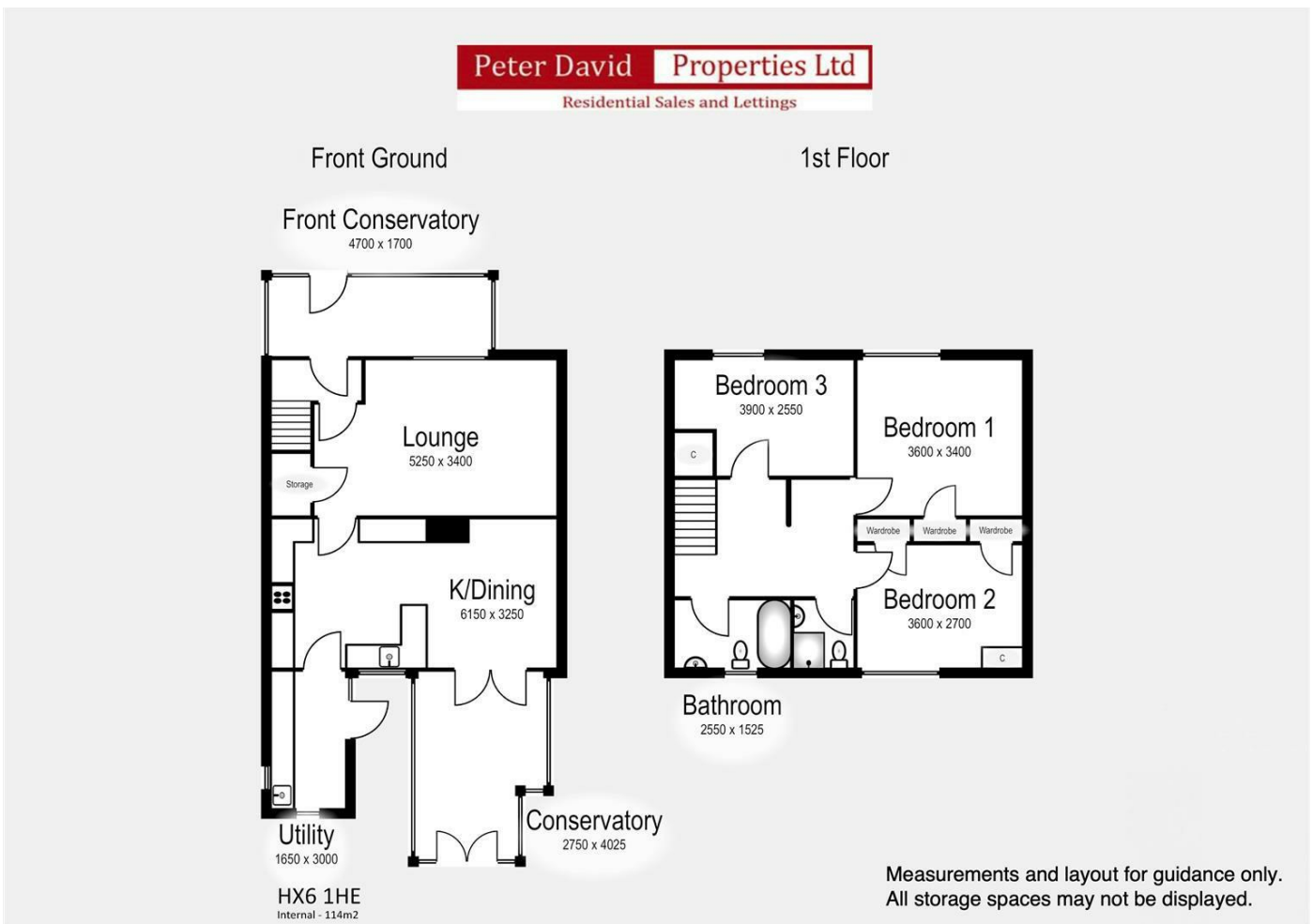
Hybrid Map



Terrain Map



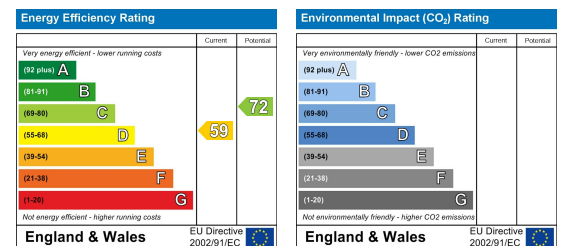
Floor Plan



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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361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

www.peterdavid.co.uk

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk