Peter David Properties Ltd

Residential Sales and Lettings

Greenside Gardens,

Offers Over £370,000

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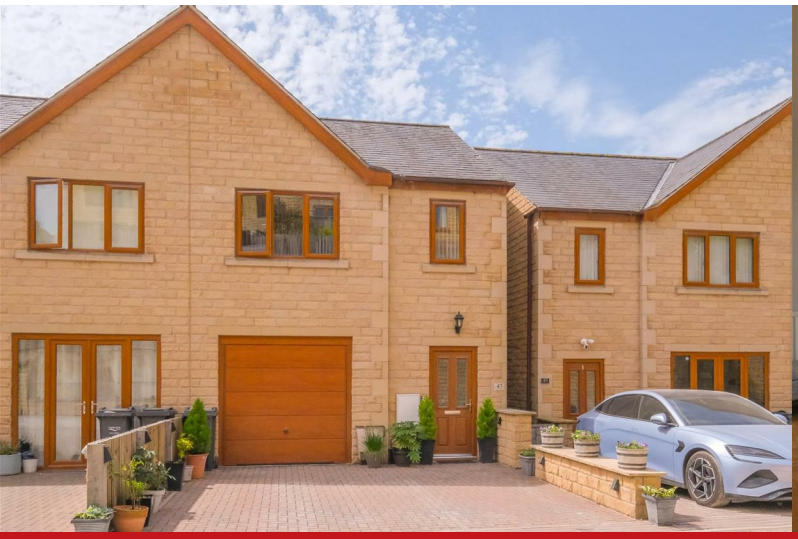


Superbly Presented Four-Bedroom Family Home with Stunning Views, South-Facing Garden & Flexible Living Across Three Floors

Tucked away at the end of a peaceful cul-de-sac in the highly desirable area of Sowerby Bridge, this beautifully presented four-bedroom home offers spacious and versatile accommodation arranged over three floors, combining modern family living with picturesque countryside views.

The heart of the home is the impressive lower ground floor, featuring a contemporary open-plan kitchen, dining and family room designed for both everyday living and entertaining. The stylish kitchen is fitted with integrated appliances including a dishwasher, fridge/freezer, wine fridge and hot water tap, while French doors open directly onto the private south-facing garden, seamlessly blending indoor and outdoor living. A separate utility room, housing the gas combi boiler, and a convenient WC complete this level.

The ground floor welcomes you with an inviting entrance hall, guest WC and two well-proportioned bedrooms, offering excellent flexibility for use as guest accommodation, home offices or additional reception rooms. There is also direct access to the integral single garage, which presents exciting potential for conversion, subject to the necessary consents.

On the first floor are two further spacious bedrooms, including the superb principal suite with an ensuite shower room. The master bedroom enjoys dual aspects with a double window and French doors opening to a Juliet balcony, perfectly positioned to take in the far-reaching countryside views. A stylish family bathroom, both bathrooms featuring large walk-in showers, serves the remaining bedrooms. There is also access to a partly boarded loft via a fitted pull-down ladder.

- SUPERBLY PRESENTED THROUGHOUT
- STUNNING OPEN-PLAN KITCHEN, DINING & FAMILY ROOM
- BEAUTIFUL SOUTH-FACING GARDEN
- FOUR BEDROOMS WITH FLEXIBLE LIVING ACCOMMODATION
- INTEGRAL GARAGE WITH CONVERSION POTENTIAL
- QUIET CUL-DE-SAC LOCATION WITH STUNNING COUNTRYSIDE VIEWS
- EPC RATING - C
- COUNCIL TAX BAND - D

Externally, the property continues to impress. The beautifully maintained, south-facing rear garden provides a tranquil retreat, ideal for relaxing or alfresco dining, and benefits from outside electrical sockets and a cold water tap.

Accommodation

Lower ground floor

Open plan Lounge, Kitchen & Dining
16'10" x 38'3" (5.15 x 11.67)

Utility room
3'1" x 10'0" (0.95 x 3.07)

WC

Ground floor

Bedroom
9'2" x 13'1" (2.8 x 4)

Bedroom
7'4" x 7'4" (2.25 x 2.25)

Garage
9'2" x 16'8" (2.8 x 5.1)

WC

First floor

Bedroom
14'9" x 10'10" (4.52 x 3.32)

En suite
10'0" x 4'0" (3.05 x 1.22)

Bedroom
16'11" x 9'4" (5.17 x 2.85)

Bathroom
10'0" x 5'6" (3.05 x 1.7)

Directions
Please use post code HX6 2UP for sat nav directions.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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.

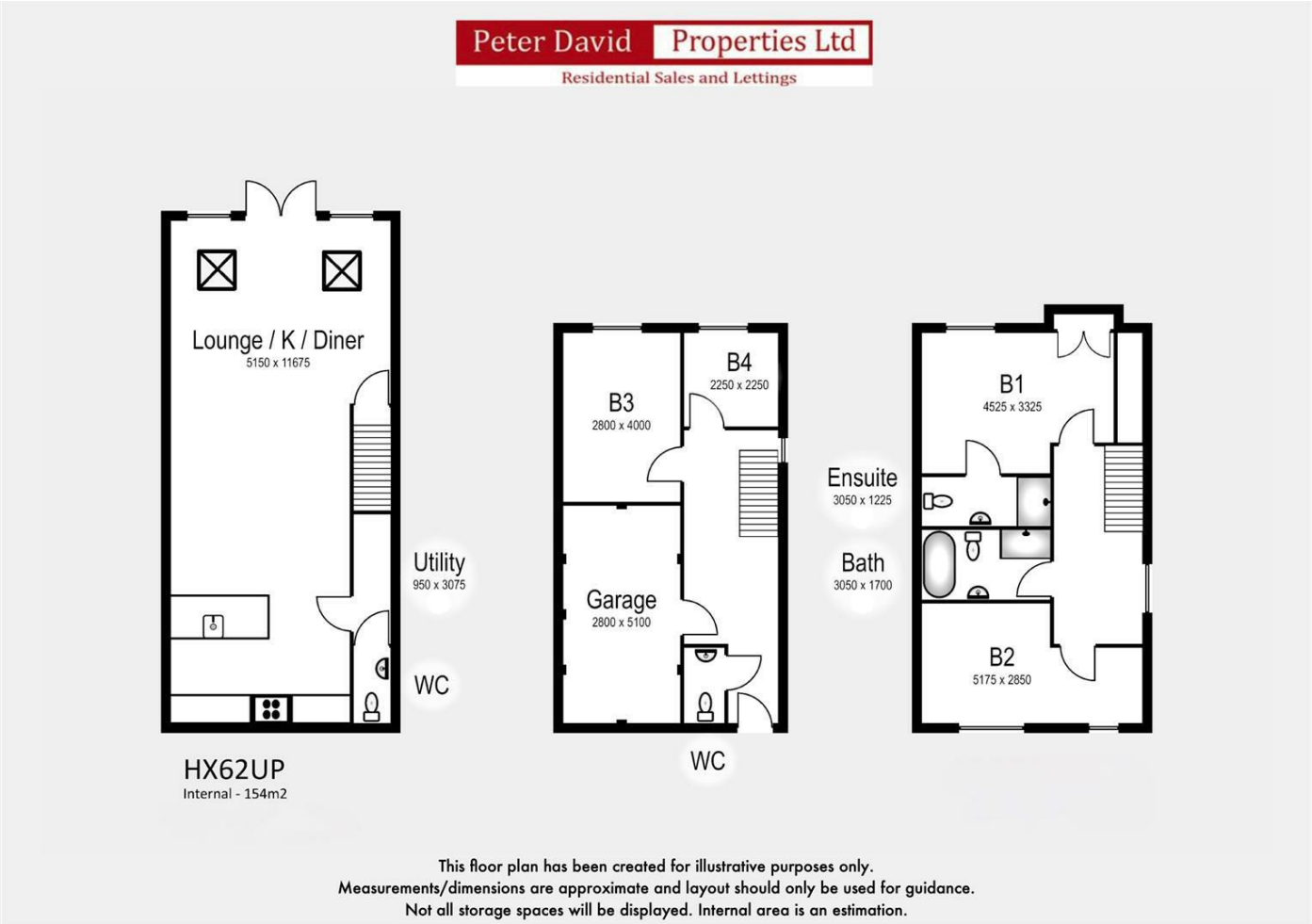
LAUNDRY

Road Map

Hybrid Map

Terrain Map

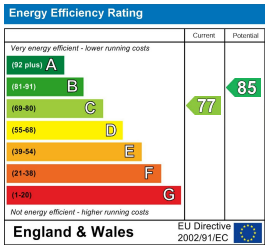
Floor Plan

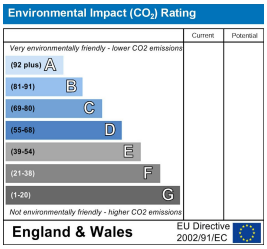


Viewing

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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