

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Montague Street,**

**£650 PCM**





Located in Sowerby Bridge is this substantial **TWO DOUBLE BEDROOM TERRACE** offered on an unfurnished basis. With gas central heating and double glazing throughout.

The accommodation, set over 4 floors, comprises of a living room, to the lower ground floor a dining kitchen, to the first floor a double bedroom and family bathroom and a further double bedroom on the second floor. Please watch our video tour to see if the property suits your needs.

Located in this popular town, 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.

- LARGE BACK TO BACK TERRACE
- SERVED BY LOCAL TRAIN STATION
- TWO DOUBLE BEDROOMS
- LIVING ROOM + DINING KITCHEN
- OFFERED UNFURNISHED
- SORRY NO PETS PERMITTED
- EPC BAND E
- COUNCIL TAX BAND A



## Road Map



## Hybrid Map



## Terrain Map

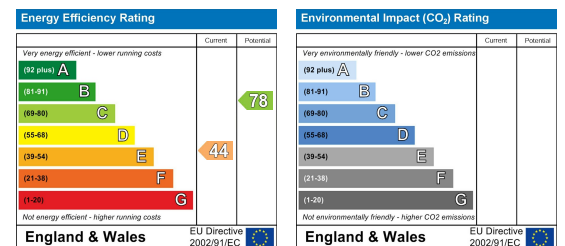


## Floor Plan

## 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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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