

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Clifton Street,**

**£850 Per Calendar Month**





Welcome to Clifton Street, Sowerby Bridge - a charming location that could be your next home. This delightful terraced house boasts a reception room and lower ground modern fitted kitchen and store room. There is a dining room which would easily lend itself to being a third bedroom or study/office. To the first floor two double bedrooms and the family bathroom. Loft ladders give access to a spacious loft room.

This property benefits from a large loft room. Externally there is an enclosed rear patio garden for outside enjoyment.

Nestled in a friendly neighbourhood, this property offers a perfect blend of comfort and convenience. Whether you're looking to relax in the inviting living space or unwind in the peaceful bedrooms, this house has it all. Don't miss out on the opportunity to make this lovely property your own!

- MID TERRACE PROPERTY
- WELL PRESENTED THROUGHOUT
- ENCLOSED REAR PATIO GARDEN
- ON STREET PARKING
- TWO / THREE BEDROOMS PLUS LOFT ROOM
- GAS CENTRAL HEATING + DOUBLE GLAZING
- EPC BAND D
- COUNCIL TAX BAND A



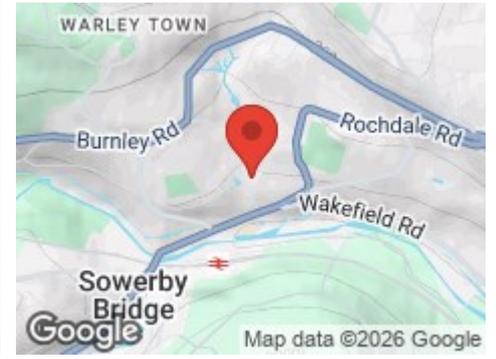
## Road Map



## Hybrid Map



## Terrain Map

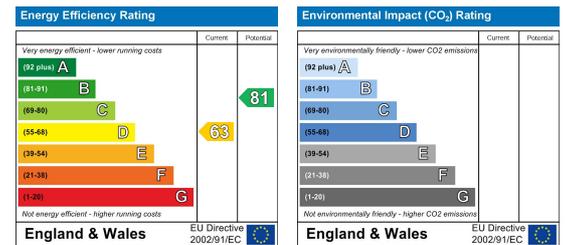


## Floor Plan

## 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.

361 Skirecoat 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](http://www.peterdavid.co.uk)

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)