



The Park, Sowood HALIFAX HX4 9LE

welcome to

The Park,Sowood HALIFAX

A beautiful barn conversion with extensive gardens and well presented interior. Briefly comprising of four bedrooms-one with en suite, a spacious kitchen/diner, dining room, lounge, snug, conservatory, downstairs W/C, bathroom, detached garage and ample off street parking and gardens.



Living Room

18' 4" x 11' 9" (5.59m x 3.58m)

Kitchen/Diner

23' 10" x 20' 10" (7.26m x 6.35m)

Dining Room

12' 2" x 10' 5" (3.71m x 3.17m)

Snug

18' x 5' 9" (5.49m x 1.75m)

Conservatory

11' x 9' 1" (3.35m x 2.77m)

Downstairs W/C**Bedroom One With En Suite**

13' 9" x 10' 5" (4.19m x 3.17m)

Bedroom Two

11' 9" x 8' 11" (3.58m x 2.72m)

Bedroom Three

11' 6" x 8' 8" (3.51m x 2.64m)

Bedroom Four

9' 2" x 8' 2" (2.79m x 2.49m)

Bathroom**Garage**

16' 4" x 15' 9" (4.98m x 4.80m)

Disclaimer

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

The Park, Sowood HALIFAX

- Barn Conversion With Four Bedrooms-One With En Suite
- Extensive Gardens To Three Sides
- Character Features Throughout
- Extremely Well Presented
- Ample Off Street Parking And Detached Garage

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: F

offers in the region of

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SWB109358 - 0007

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01422 833553



sowerbybridge@williamhbrown.co.uk



14 Wharf Street, SOWERBY BRIDGE, West
Yorkshire, HX6 2AE



williamhbrown.co.uk