



Rochdale Road, Triangle Sowerby BridgeHX6 3NE

welcome to

Rochdale Road, Triangle Sowerby Bridge

A spacious three bedroom semi detached property comprising a lounge, kitchen/diner, integral garage, lower ground floor games room, storage cellar and W/C, with three bedrooms and a family bathroom to the first floor.



This generously proportioned three bedroom semi detached property is situated in the sought after village of Triangle, a popular semi-rural location known for its community feel, countryside surroundings and excellent access to Sowerby Bridge amenities, local schools and commuter links. The area offers the perfect balance of village living with convenient access to Calderdale's wider transport network.

The property itself is impressively spacious throughout and presents a fantastic opportunity for buyers seeking a home with significant scope. While the house could benefit from some cosmetic work, the overall footprint and layout provide a strong foundation for transformation into a superb family property.

To the lower ground floor, the accommodation offers exceptional versatility, including an integral garage, a spacious storage cellar and a substantial games room suited to a variety of uses such as a home office, playroom or additional living space. A useful W/C further enhances the practicality of this level.

The main living accommodation comprises a generous lounge and a well sized kitchen/diner, offering excellent potential to create an open, modern living environment tailored to individual tastes. To the first floor are three good-sized bedrooms, along with a family bathroom, completing the living space.

With its generous room sizes, flexible layout and highly desirable location, this property represents a rare opportunity.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Disclaimer



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welcome to Rochdale Road

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Semi Detached
- Spacious Accommodation Throughout

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price
£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SWB109496 - 0002

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