



Breck Willows, Sowerby Bridge, HX6 1EH
£410,000

E&H Holmes
ESTATE AGENTS

An immaculately presented, three bedroom plus study, detached family home on this popular residential area of Sowerby Bridge. Having had both the house bathroom and cloakroom newly updated this home is turn key ready and will make a fantastic home for a young or growing family. Ideally located for local primary and secondary schools and with far reaching views across the valley an internal viewing of this house is strongly recommended.

The accommodation, in brief, comprises: Entrance hall, kitchen, lounge open plan to dining room, sunroom, cloakroom and access to the integral garage on the ground floor. To the lower ground floor is the master bedroom with en-suite, two further bedrooms, study and house bathroom. There is an attractive lawn and patio garden to the rear and a lawn garden to the front. The block paved driveway allows parking for three cars.



To the Ground Floor:

Entrance Hall

Radiator. UPVC double glazed front door.

Cloakroom

Installed August 2024. WC and wash hand basin. UPVC double glazed window to front elevation.

Lounge 12'10" x 15'5" (3.926 x 4.723)

Two radiators. Two UPVC double glazed windows to rear elevation.

Dining Room 9'1" x 9'1" (2.779 x 2.776)

Open plan to lounge. Radiator. UPVC double glazed window to rear elevation.

Kitchen 11'3" x 9'0" (3.435 x 2.746)

Modern fitted kitchen with a range of wall and base units (installed 2022). Composite one and a half bowl sink. Eye level electric oven. Induction hob. Cooker hood. Integrated washing machine, dishwasher, fridge and freezer. UPVC double glazed window to side elevation. UPVC double glazed stable door to front.

Sunroom 6'7" x 8'4" (2.026 x 2.556)

Composite door to side and door to integral garage.

To the Lower Ground Floor:

Inner Hallway

Stairs from entrance hall. Storage cupboard.

Master Bedroom 16'4" x 8'11" (4.988 x 2.726)

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

En-Suite

Shower cubicle. Wash hand basin. WC. Part tiled. Chrome towel radiator. Extractor fan.

Bedroom Two 18'11" to wardrobes x 8'11" (5.789 to wardrobes x 2.729)

Fitted wardrobes. Radiator. UPVC double glazed window and door to rear elevation.

Bedroom Three 9'11" x 8'8" (3.023 x 2.665)

Radiator. UPVC double glazed window to rear elevation.

Study 6'7" x 8'10" (2.011 x 2.706)

Fitted office suite. Radiator.

Bathroom

Stylish four piece suite (installed July 2024) comprising: Bath with mixer taps and shower head, shower cubicle, vanity wash hand basin and WC. Fully tiled. Extractor fan. Towel radiator. UPVC double glazed window to rear elevation.

Parking

Block paved driveway for three cars.

Integral Garage 16'2" x 9'5" (4.949 x 2.890)

Power and light. Electric up and over doors. UPVC double glazed window to side elevation.

Front Garden

Lawn garden with planting.

Rear Garden

An attractive lawn and patio garden with mature planting. Shed and Greenhouse.

Council Tax

Council tax band D

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we

provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.







