



Breck Lea, Sowerby Bridge, HX6 1BS

welcome to

Breck Lea, Sowerby Bridge

Briefly comprising of four bedrooms, one with en-suite, family bathroom, utility room, kitchen, and open plan living diner. Situated close to popular local schools and well placed for access to local amenities and transport links. To fully appreciate, an internal viewing is essential.



Lounge/Diner

A bright and spacious area with double glazed picture windows to the rear, ceiling and wall light points and central heating radiator. This room has ample space for dining table and chairs as well as usual living room furniture.

Kitchen

Comprising of wooden wall and base units, sink and drainer, tiled splashback, integrated hob with extractor hood above, integrated oven and hob, space/plumbing for appliances, double glazed window and uPVC door to the side, ceiling light point and central heating radiator.

Utility

The utility comprises wooden wall and base units and benefits from space and plumbing for a washer and dryer. Additional storage is available above with an electricity supply.

Study/Bedroom Four

The office/fourth bedroom is a well sized adaptable room, that could be utilised as a bedroom, home office, hobby room or playroom.

Shower Room

The shower room benefits from a walk in shower cubicle, wash hand basin and low flush w/c, frosted double glazed window, tiled splashback and flooring and ceiling light points.

Master Bedroom

The master bedroom is a well proportioned room, which will comfortably accommodate a double bed and usual bedroom furniture. From the double glazed window at the rear, some of the best views across the valley are on offer. With an adjacent en-suite bathroom comprising of shower cubicle, w/c and wash hand basin.

Bedroom Two

Another well sized room which could easily accommodate a double bed and usual bedroom furniture. With double glazed windows overlooking the rear aspect.

Bedroom Three

The third bedroom is a good sized, bright and airy room, with easily enough space for a bed and usual bedroom furniture.

Additional/External

To the front of the property is a small lawned garden and shrubbery with a double driveway. To the side and rear of the property is a combination of lawned and patio areas, with wonderful uninterrupted views across the valley, mature shrubbery and foliage. Additional under-house storage accessed from the rear of the property.



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Breck Lea, Sowerby Bridge

- No Onward Chain
- Four Bedroom Semi Detached
- Well Presented Throughout
- Wonderful Far Reaching Views
- South Facing Garden

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

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SWB108679 - 0006

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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