



Breck Lea, Sowerby Bridge HX6 1BS

welcome to

Breck Lea, Sowerby Bridge

This well-presented four-bedroom home offers spacious accommodation ideal for families. The property features a master bedroom with en-suite, a modern family bathroom, a utility room, a well-equipped kitchen, and a bright open-plan living and dining area as well as spacious gardens.



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.



view this property online williamhbrown.co.uk/Property/SWB108679



welcome to

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

offers over
£350,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SWB108679



Property Ref:
SWB108679 - 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