



Lime Tree Court, Sowerby Bridge, HX6 2PY

welcome to

Lime Tree Court, Sowerby Bridge

Enjoying wonderful views across the valley, this detached property briefly comprises of four bedrooms, an open plan kitchen/dining area, separate lounge, parking for two vehicles, a south facing rear balcony and a modern, well-appointed family bathroom.



Lower Ground Floor

Enter the property at lower ground floor level, doors lead to integral garage and guest bedroom, whilst stairs lead to further living accommodation.

Integral Garage

The integral garage is a dry single garage, with electricity, a concrete floor and provides excellent storage for the property. Accessed internally from the hallway or externally through electric roller garage door.

Guest Bedroom W/ En-Suite

The guest bedroom is situated on the ground floor, and is a good sized room, which could be used for a multitude of purposes. With an en-suite to the rear which comprises a shower cubicle, wash hand basin and low flush w/c.

Ground Floor

Arrive on the ground floor landing. Doors lead to utility, kitchen/diner, and living room, whilst stairs lead to further living accommodation.

Kitchen / Diner

The kitchen/ diner is a beautifully presented, modern space at the heart of this family home. With a combination of handleless wall and base units, set out in an L-shape, with a matching central island. There is integral dishwasher, double oven, electric hob, and space and plumbing for an American style fridge/freezer and sink/drainage. The kitchen flows nicely in to the dining area and has wonderful parquet flooring. There is ample space for a good size dining table and chairs and sliding French doors which open on to the balcony. There are two further double glazed windows which bring natural light in to the space, and internal doors lead to the adjacent living room.

Living Room

The living room is bright and spacious and will easily accommodate usual living furniture. With double glazed windows to the front aspect of the property, attractive wood effect flooring and ceiling light point.

Utility

The utility room is a fantastically useful space, with a range of wall and base units, sink/drainage and with plumbing and space for washer and dryer. Double glazed door leads to the rear garden.

First Floor

Arrive on first floor landing with doors leading to living accommodation.

Master Bedroom W/ En-Suite

The master bedroom is a well sized room which will easily accommodate a double bed and usual bedroom furniture. With double glazed windows to the wonderful far reaching aspect to the front of the property. The modern en-suite comprises of a wash hand basin, low flush w/c and shower.

Bedroom Three

Another well sized bedroom which will accommodate a double bed and usual bedroom furniture. With double glazed windows to the front aspect of the property.

Bedroom Four

The fourth bedroom is well presented and will accommodate a bed and usual bedroom furniture. Overlooking the garden to the rear of the property, the room has benefit of double glazed window and ceiling light point.

Family Bathroom

The family bathroom is modern and well presented, comprising of a wash hand basin, low flush w/c and bath. With tiled flooring, splashback surround tiling and frosted double glazed window.

Additional/External

Additionally the property benefits from driveway parking for several vehicles to the front of the property, with a wonderful balcony off the first floor dining area and a tiered garden to the rear, which is made up of a combination of decked and artificially turfed areas, all of which offer fantastic privacy and wonderful distant views.



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welcome to

Lime Tree Court, Sowerby Bridge

- Detached Property
- Four Bedrooms
- Fantastic Far Reaching Views
- £400,000
- Immaculately Presented Throughout

Tenure: Freehold EPC Rating: Awaited

offers over

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SWB108654 - 0002

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