



Cotton Tops Drive, Sowerby Bridge, HX6 4FJ
£220,000

E&H Edkins Holmes
ESTATE AGENTS

****AVAILABLE ON THE DISCOUNTED MARKET SALE SCHEME FOR FIRST TIME BUYERS****

Immaculately and stylishly presented, this superb three-bedroom end-of-row home was built in 2022 and benefits from a number of high-quality upgrades by the current owners. Designed with modern living in mind, the property offers contemporary accommodation ideal for a first-time buyer.

The well-thought-out kitchen provides a sleek and practical space, while the spacious living/dining room enjoys an abundance of natural light and features French doors opening onto the rear garden. A convenient ground floor cloakroom completes the downstairs accommodation.

Upstairs comprises two generous double bedrooms and a single bedroom, currently utilised as a home office, alongside a modern family bathroom.

Externally, the low-maintenance rear garden features artificial lawn and patio areas, perfect for relaxing or entertaining. The property further benefits from a driveway to the rear providing off-road parking for two vehicles with electric vehicle charging point.



Entrance Hall
Radiator. UPVC double glazed door to front elevation.

Cloakroom
Wash hand basin. Low flush W.C. Radiator.

Lounge / Dining Room 15'1" x 14'4" (4.602 x 4.384)
Understairs storage. Radiator. UPVC double glazed French doors to rear elevation. UPVC double glazed windows to rear and side elevations.

Kitchen 10'7" max x 8'11" max (3.227 max x 2.723 max)
Fitted kitchen with a range of wall and base units. Stainless steel one and a half bowl sink. Electric oven. Induction hob. Extractor fan. Integrated washing machine. Integrated dishwasher. Integrated fridge / freezer. UPVC double glazed window to front elevation.

Landing
Stairs leading from lounge. Loft access. Radiator.

Bedroom One 8'1" x 12'3" (2.464 x 3.734)
Fitted wardrobes. Cupboard housing boiler. Radiator. UPVC double glazed window to rear elevation.

Bedroom Two 11'0" x 7'2" (3.364 x 2.189)
Radiator. UPVC double glazed window to front elevation.

Bedroom Three 7'8" x 6'8" (2.353 x 2.046)
Currently utilised as an office. Fitted wardrobes. Fitted desk and shelving. Radiator. UPVC double glazed window to front elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Chrome towel radiator. Extractor fan.

Parking
Driveway to the rear of the property with parking for two cars with EV charging point.

Rear Garden
Artificial lawn and patio garden with raised flowerbeds.

Council Tax Band
C

Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
clashing.fruity.riddle

What is the Discounted Market Sale Scheme
Discounted Market Sale Scheme is a new scheme designed to help local first time buyers onto the property ladder, by offering homes at a discount of at least 20% compared to the market price. The discounts will apply to the homes forever, meaning that generations of new buyers and the local community will continue to benefit every time the property is sold.

Please see buyers criteria below:

- The property is sold at a discounted rate of 20% of the unrestricted market value
- The purchaser shall be aged between 23-40 years old
- The purchaser must be a UK Citizen
- The purchaser satisfies a local connection - one or more terms met (Lived in Calderdale for at least three years / or permanent employment in Calderdale for three of the last five years / or The purchaser has a close relative living in Calderdale / or returning from Armed Service)
- First time buyer only buying as a principal home
- Single income of no more than 40,000.00 annually (80,000.00 in the case of a joint purchase, where both buyers satisfy the conditions above)
- The purchaser shall pay a deposit of no more than 20% of the sale price

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.







