Chapters



# 2 LOW LAITHES
# SOWERBY BRIDGE

## £260,000
FREEHOLD

Situated in the popular area of Low Laithes, Sowerby Bridge, this well-presented three-bedroom semi-detached property offers comfortable living accommodation in a convenient location. The property features a spacious reception room, ideal for relaxing or entertaining, a large dining kitchen, along with three well-proportioned bedrooms offering flexibility for family living, guests or a home office. Conveniently located close to local schools and amenities, the property is well suited to those looking for a home with everyday essentials close at hand. Externally, the property benefits from a garage and additional off road parking, adding further practicality. Combining well-presented accommodation, a convenient location and parking, this property would make an ideal home for a range of buyers. Don't miss the chance to make this property your own!





• THREE BEDROOMS • DESIRABLE LOCATION • WELL PRESENTED THROUGHOUT • AVAILABLE WITH NO ONWARD CHAIN

## Entrance

The front entrance door of the property leads into the hall which provides access to a downstairs wc and the staircase to the first floor. The hall has the benefit of a downstairs window and radiator.

## WC

Fitted with a WC, wash hand basin and radiator. Front facing window.

## Kitchen Dining Room

Fitted with matching wall and base units, an electric hob, oven, extractor fan and integrated fridge freezer. There is a white sink with drainer and tiled splash backs. Front-facing window. The dining area provides space for a table and chairs, with shelving and a door leading to under-stairs storage.

## Living Room

The living room features a radiator and a gas fire with surround, creating a focal point to the room. Sliding patio doors provide access to the private rear garden.

## First Floor Landing

The first-floor landing provides loft access, with a radiator and doors leading to the bedrooms and bathroom

## Bedroom One

A double bedroom featuring sliding mirrored wardrobes, a radiator and a front-facing window.

## Bedroom Two

A double bedroom with a radiator and a rear-facing window.

## Bedroom Three

A bedroom with a radiator and a rear-facing window

## Bathroom

Fitted with a bath and overhead shower, complemented by a glass shower screen and partially tiled walls. Additional features include a wash hand basin, WC, inset spotlights, radiator and a front-facing window. Built-in storage cupboard.

## External

To the front, the property benefits from a lawned garden with mature shrubs and a paved driveway providing off-road parking for one vehicle, alongside access to the garage. An electric vehicle charging point is also installed. Gated side access leads to the rear





garden, which features a flagged patio area, lawn and a selection of mature shrubs and trees. The garage benefits from plumbing for a washing machine and a sink with base units, with a door providing access to the rear garden.







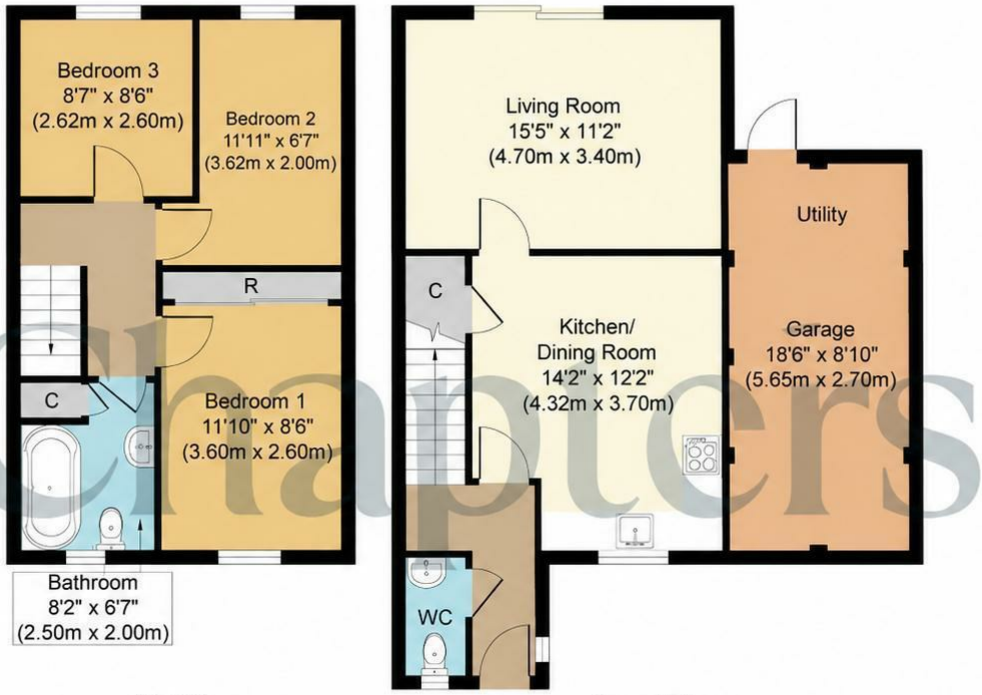






## Additional Information

| | | | | | |
|---|---|---|---|---|---|
| **Local Authority** | - | Calderdale | **Floor Area** | - | sq ft |
| **Council Tax** | - | Band B | **Tenure** | - | Freehold |
| **Viewings** | - | By Appointment Only | | | |

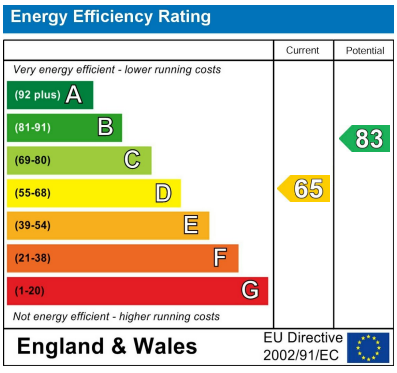



**First Floor**
**Approximate Floor Area**
**393 sq. ft**
**(36.52 sq. m)**

**Ground Floor**
**Approximate Floor Area**
**598 sq. ft**
**(55.58 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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