



The Meadows, Sowerby Bridge, HX6 2UN
£375,000

A five bedroom, executive detached property with far reaching views across the valley. With accommodation laid out over three floors this property offers flexible living accommodation and is ideally suited for modern family living. The landscaped garden sweeps round to the side of the property enabling the occupants to enjoy the far reaching views to the front of the property.

The accommodation, in brief, comprises: Entrance hall, bedroom five, utility room, cloak and access to the integral garage. On the first floor is the dining kitchen, lounge and cloakroom. The master bedroom with en-suite, three further bedrooms and house bathroom are on the second floor.



To the Ground Floor:

Entrance Hall

Double glazed window to the front. Radiator.

Cloakroom

W/C. Wash hand basin. Radiator. Extractor fan.

Utility Room 7'5" x 7'3" (2.277 x 2.223)

Base units. Stainless steel sink. Plumbing for washing machine. Double glazed window to the side. Radiator.

Bedroom Five 11'0" x 7'5" (3.375 x 2.277)

Double glazed window to the front. Radiator

To The First Floor:

Landing

Stairs from entrance hall. Double glazed wooden window to the rear. Cupboard

Lounge 19'5" x 14'6" (5.935 x 4.430)

Double glazed window to the front. Double glazed UPVC French doors, radiator. Pebble effect, living flame gas fire.

Cloakroom

Double glazed window to the front. W/C. Wash hand basin. Extractor fan.

Dining Kitchen 19'3" x 7'8" (5.888 x 2.345)

Double glazed window to the rear and front. Fitted kitchen with wall and base units. Stainless steel sink. Electric oven. Gas hob. Stainless steel and glass cooker hood. Integrated fridge freezer and dishwasher. Radiator.

To The Second Floor:

Landing

Stairs from first landing. Double glazed wooden door to the rear. Radiator.

Master Bedroom 12'5" x 11'7" (3.797 x 3.551)

Double glazed window to the front. Far reaching views. Built in wardrobes. Radiator.

En-Suite

Shower cubicle. WC. Wash hand basin. Extractor fan.

Shaver point. Heated towel rail. Double glazed window to rear elevation.

Bedroom Two 9'1" x 7'9" (2.770 x 2.363)

Double glazed window to the rear. Radiator.

Bedroom Three 10'0" x 7'8" (3.051 x 2.353)

Velux window. Radiator.

Bedroom Four 8'8" x 7'6" (2.666 x 2.294)

Double glazed window to the rear. Radiator. Currently utilised as dressing room.

Bathroom

Double glazed window to the front. Bath with mixer taps. Wash hand basin. W/C. Extractor fan. Partial tiling. Ceiling spotlights. Heated Towel Rail.

Parking

Driveway for two cars.

Garage 19'10" x 14'0" (6.068 x 4.292)

Electric up and over doors. Double glazed window to the side. Boiler.

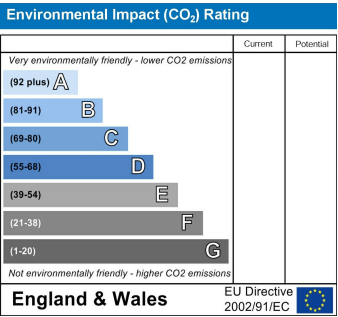
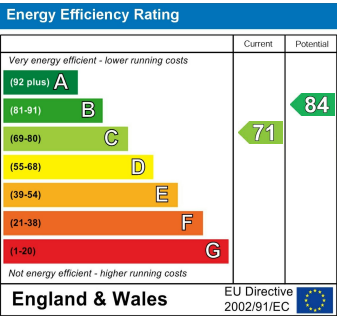
Garden

Landscaped lawn, patio and decking garden with mature planting.

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

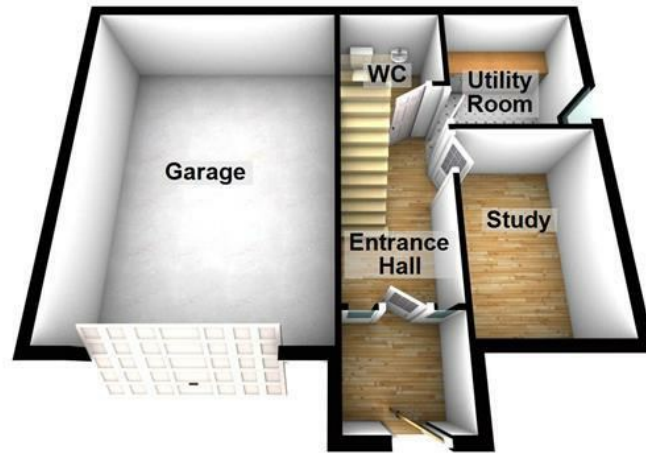
inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.



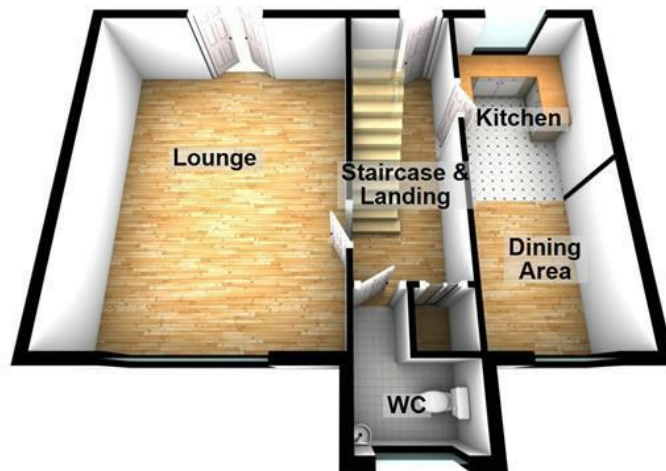




Ground Floor



First Floor



Second Floor



This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing.
Plan produced using PlanUp.