



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

E&H Edkins Holmes
ESTATE AGENTS

****AVAILABLE ON THE GOVERNMENT FIRST HOMES SCHEME****

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 First Home Scheme?
First Homes 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.

First Homes Criteria:
To qualify for the scheme you must be:

- *18 or older
- *A first-time buyer - If the First Home is being bought by more than one individual all purchasers must be first-time buyers.
- *Able to get a mortgage for at least half the price of the home
- *Buying the home as part of a household where total income is no more than £80,000

You must also meet one of the following local connection criteria:

- *You have lived in Calderdale for the last 3 years
- *You have lived in Calderdale for at least five years in the last 10 years
- *You have close family who have lived in Calderdale for the last 3 years
- *You receive or provide care and support in Calderdale
- *You are employed or about to accept an offer of employment in Calderdale

Buyers are exempt from local connection criteria if they are:

- *A member of the armed forces
- *The divorced or separated spouse or civil partner of a member of the armed forces
- *A widow or widower of a deceased member of the armed forces (if their death was caused wholly or partly by their service)
- *A veteran who left the armed forces in the last 5 years

Please note you may still need to meet other eligibility conditions.

How to Apply:
Contact the estate agent and tell them you want to buy a First Home.

They'll help you to complete and submit the application.

You'll have to pay a fee if the First Home you want to buy is a new build. The amount is set by the developer.

You'll get the fee back if your application is unsuccessful.

Further Information:
<https://www.gov.uk/first-homes-scheme>

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.







