



Higher Brockwell, Sowerby Bridge, HX6 1BT
£110,000

E&H Edkins Holmes
ESTATE AGENTS

****Available to purchase on a 50% Shared Ownership scheme****

Situated in a popular residential area of Sowerby Bridge is this three bedroom, semi detached, family home with view across the valley to the rear. The house benefits from a through lounge dining room, well presented garden and detached single garage. The large windows throughout the property give the house a light and airy feel throughout. Ideally located for easy access to local amenities, schools and Sowerby Bridge train station this is an ideal home for a young or growing family.

The accommodation, in brief, comprises: Entrance hall, lounge open plan to dining room and the kitchen to the ground floor. On the first floor are three bedrooms and the modern house bathroom. There is driveway parking for two cars leading to the garage, an open lawn garden to the front and an attractive lawn, decking and patio garden to the rear.



Entrance Hall

Understairs cupboard. Radiator. UPVC double glazed door to front elevation.

Lounge 13'3" x 11'5" (4.058 x 3.502)

Open plan to dining room. Coal effect, living flame gas fire. Radiator. UPVC double glazed window to front elevation.

Dining Room 8'3" x 8'10" (2.526 x 2.710)

Radiator. UPVC double glazed patio doors to rear elevation.

Kitchen 11'11" x 8'0" (3.647 x 2.454)

Fitted kitchen with wall and base units. Stainless steel circular one bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. Plumbing for washing machine. Plumbing for dishwasher. Boiler. Radiator. UPVC double glazed door to rear elevation. UPVC double glazed window to side elevation.

Landing

Stairs leading from entrance hall. Loft access. UPVC double glazed window to side elevation.

Master Bedroom 13'3" x 9'7" (4.053 x 2.936)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'3" x 9'5" (2.530 x 2.882)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 9'2" x 7'6" (2.799 x 2.293)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Storage cupboard. Radiator. UPVC double glazed window to rear elevation.

Detached Single Garage

Up and over doors.

Parking

Shared driveway with parking for two cars leading to garage.

Front Garden

Lawn garden.

Rear Garden

Tiered garden with patio and decking seating areas and lawn and attractive planting. Two storage sheds.

Council Tax Band

C

Shared Ownership

Please note this price is listed for a 50% shared ownership purchase of the property with the remaining share owned by People for Places. The rent payable for the 50% owned by People for Places is £275.70 per calendar month.

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:
envalope.landscap.e.sparrows

Disclaimer

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