



31 Low Laithes, Sowerby Bridge, HX6 1EN

£295,000

Offered FOR SALE with NO CHAIN is this FOUR bedroom semi-detached property in the popular area of Sowerby Bridge. Accommodation comprises; Entrance hall, cloaks/w.c. dining kitchen, lounge and double bedroom (garage has been converted). Utility room accessed from the rear. To the first floor; landing, three bedrooms and bathroom. Gardens front and rear. Off road parking for two cars. The property has the benefit of majority Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hall

Composite obscure double glazed door and Upvc double glazed window to front. Laminate floor, radiator staircase to first floor. Doors to dining kitchen and cloaks/w.c;

Cloaks/w.c.



Two piece suite comprising low flush w.c. and pedestal wash basin with tiled splashback. Laminate floor, radiator and Upvc obscure double glazed window to front.

Dining Kitchen



Having a range of wall and base units with solid wood worktop and splashbacks. Integrated dishwasher, induction hob with glass splashback and extractor hood, microwave, oven and grill. Fridge/freezer and inset one and a half sink and drainer. Understairs storage with laminate floor. Radiator, laminate floor, spotlights and Upvc double glazed window to front. Doors to bedroom four and lounge;

Lounge



Oak veneer herringbone floor, radiator and paneled wall. Coving to ceiling and aluminum double glazed sliding patio doors to front. Telephone point, mobile room stat and usb sockets.

Bedroom Four



Double bedroom with Upvc double glazed window to front, radiator and laminate floor. Spotlights and usb socket.

Utility

To the back of the garage and accessed from outside. Laminate floor, laminate worktop, space for dryer and plumbing for washing machine. 'Worcester' condensing combi boiler. Door to rear.

First Floor

Landing



Loft hatch with drop down ladder. Loft is part boarded and has light. Radiator and doors to bathroom and bedrooms;

Bedroom One



Double bedroom with laminate floor, radiator and Upvc double glazed window to front. Usb sockets and fitted wardrobes with sliding mirrored doors.

Bedroom Two



Double bedroom with laminate floor, radiator and Upvc double glazed window to rear.

Bedroom Three



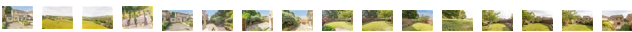
Single bedroom with radiator, laminate floor and Upvc double glazed window to rear.

Bathroom



Three piece suite comprising low flush w.c. floating sink and bath with glass shower screen and mains and waterfall shower. Extractor fan, spotlights and Upvc obscure double glazed window to front. Fitted shelving, tiled floor and part tiled walls. Sensor illuminated mirror, heated towel radiator and storage cupboard.

External



Garden with bushes and shrubbery to front. External light. To the rear is a patio, raised beds with bushes and shrubbery and large lawn with decked area. Two security lights and outside tap.

Driveway

Provides off road parking for two cars

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

C

Council Tax Band

B

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

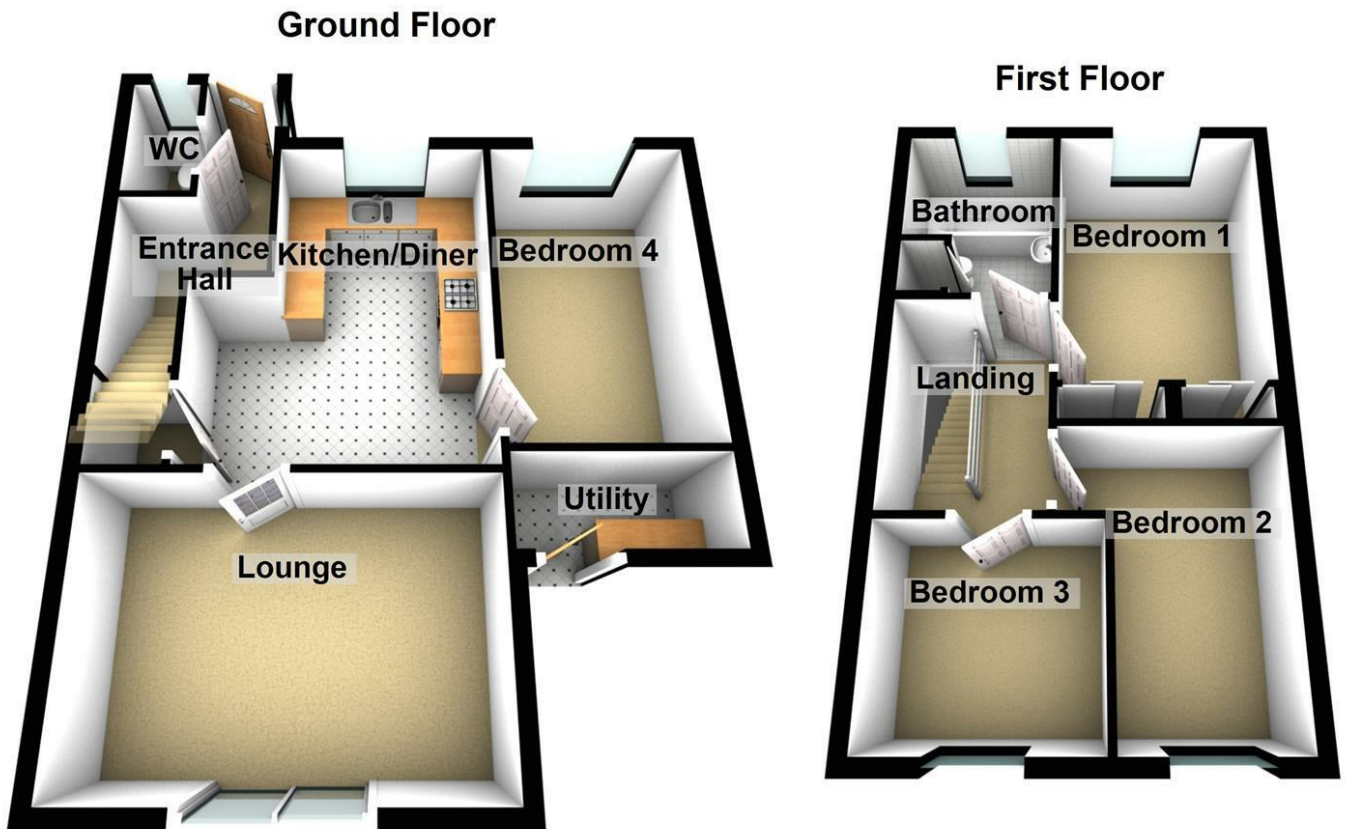
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

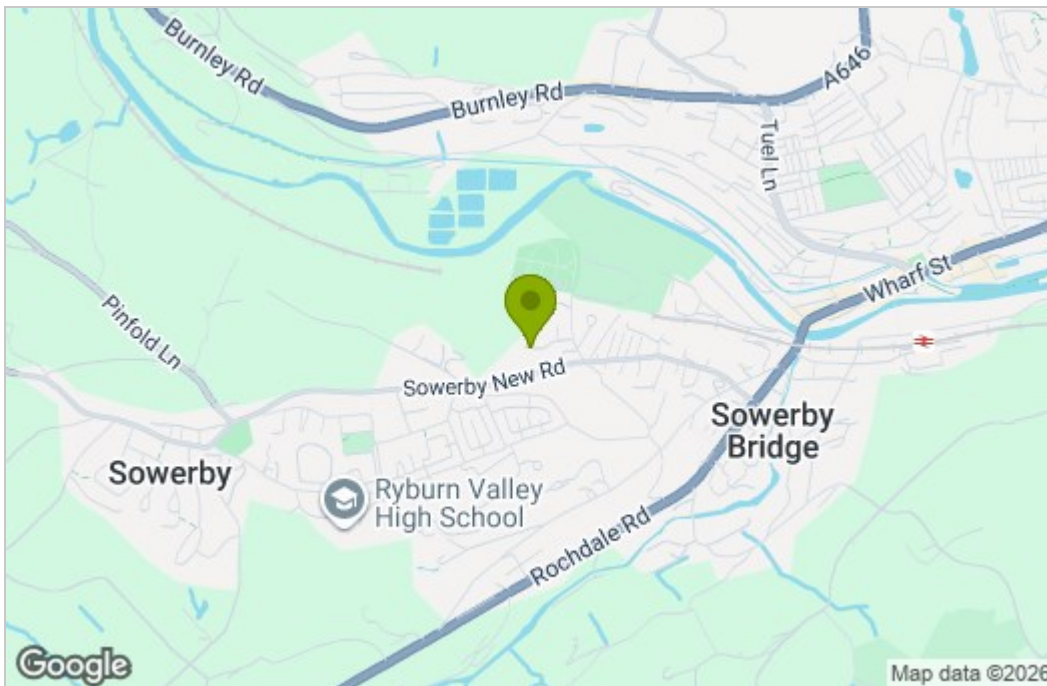
Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

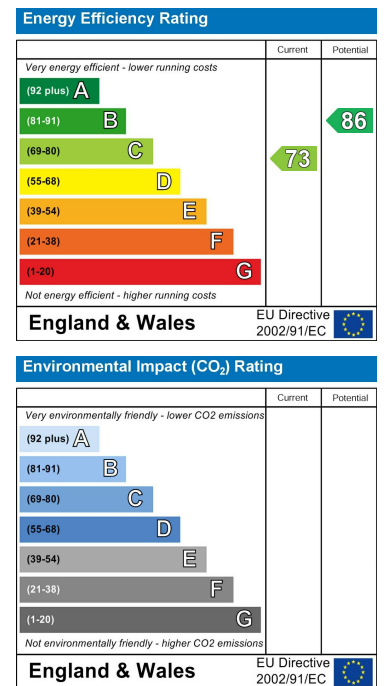
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.