



37 Low Laithes, Sowerby Bridge, HX6 1EN

Offers Over £299,950

- : Popular & Convenient Location
- : Modern Dining Kitchen
- : Attractive Lounge
- : Gardens
- : Realistically Priced
- : Attractive rural Views To The Rear
- : Downstairs Cloakroom & Utility Room
- : Garage
- : Large Conservatory
- : Viewing Essential

37 Low Laithes, Sowerby Bridge HX6 1EN

Welcome to this charming property located in the picturesque area of Low Laithes, Sowerby Bridge. This delightful house offers a perfect blend of comfort and style, making it an ideal place to call home.

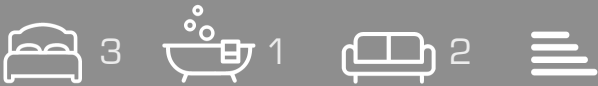
Situated in a tranquil neighbourhood, this property provides a peaceful retreat from the hustle and bustle of everyday life. The surrounding area boasts stunning views and a sense of community that is truly inviting.

As you step inside, you are greeted by a warm and inviting atmosphere. The interior features spacious rooms filled with natural light, creating a bright and airy feel throughout. The well-appointed kitchen is perfect for whipping up delicious meals, while the cosy living room offers a relaxing space to unwind after a long day.

Upstairs, you will find 3 bedrooms that provide a restful sanctuary for a good night's sleep. The property also boasts a lovely garden, ideal for enjoying a morning coffee or hosting gatherings with friends and family.

Located in Sowerby Bridge, you'll have easy access to local amenities, schools, and transport links, making this property not only a beautiful home but also a convenient one.

Don't miss the opportunity to make this house your own and experience the joys of living in such a wonderful location. Book a viewing today and start envisioning the life you could create in this lovely property in Low Laithes.



Council Tax Band: A



ENTRANCE HALL

With laminate wood floor, one double radiator. Door to

LOUNGE

13'3" x 11'11"

With uPVC double glazed window to the front elevation, radiator with cover, wall mounted TV fittings and a laminate wood floor.

From the Lounge through to the

DINING KITCHEN

11'11" x 11'9"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a 1 1/2 bowl sink unit with telescopic mixer tap, four ring halogen hob with extractor above and fan assisted electric oven and grill beneath, and an integrated fridge freezer. The kitchen has matching splash backs with complementing colour scheme to the remaining walls and a laminate wood floor, uPVC double glazed window to the rear elevation looking into the conservatory, radiator with cover.

From the Kitchen a door opens to

UTILITY ROOM

5'10" x 4'0"

With work surface and plumbing for washing machine and dishwasher. The utility room is tiled around the work surfaces, has a tiled floor and uPVC double glazed window to the rear elevation and a side entrance door.

From the Utility Room a door opens to

DOWNSTAIRS CLOAKROOM

With modern white two piece suite comprising hand wash basin with mixer tap and low flush W/C. The cloakroom has a chrome heated towel rail and a tiled floor.

From the Kitchen through to the

CONSERVATORY

14'9" x 9'10"

This spacious conservatory has uPVC double glazed windows to three elevations enjoying the attractive rural views this property provides, uPVC double glazed French doors open onto the rear garden, one double radiator, inset spotlight fittings, and a laminate wood floor .

From the Entrance Hall stairs with fitted carpet lead to

FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, one double radiator and a fitted carpet. Access via a loft ladder to a fully insulated and boarded loft which has Velux double glazed skylight windows and can be used for further living accommodation if required.

From the Landing a door opens into

BEDROOM THREE

8'8" x 8'0"

With uPVC double glazed window to the rear elevation enjoying attractive open rural views, wardrobes negotiable, one single radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO

11'8" x 6'5"

With uPVC double glazed window to the rear elevation enjoying open rural views, wall mounted TV fittings, one radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE

13'8" x 8'6"

With uPVC double glazed window to the front elevation, built-in wardrobes to the length of one wall, one single radiator, wall mounted TV fittings and a fitted carpet.

From the Landing a door opens to

BATHROOM

With modern white three piece suite comprising hand wash basin with mixer tap, low flush W/C and panelled bath with rainfall and hand held shower units. This attractive modern bathroom is fully tiled including the floor and has a uPVC double glazed window to the front elevation, chrome heated towel rail/radiator, inset spotlight fittings to the ceiling, door to cupboard with fitted shelves providing useful storage facilities.

GENERAL

The property has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and is in council tax band C

EXTERNAL

To the front of the property there is a lawned garden with tarmacked drive leading to the garage.

To the rear of the property there is a flagged patio area a decked area and an artificial lawn.

GARAGE

17'10" x 8'11"

With up and over door, power and light. The garage has fitted wall and base units and provides useful storage facilities.

TO VIEW

Please telephone property@kemp&co on 01422 349222



Directions

SAT NAV HX6 1EN

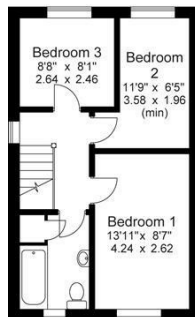
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

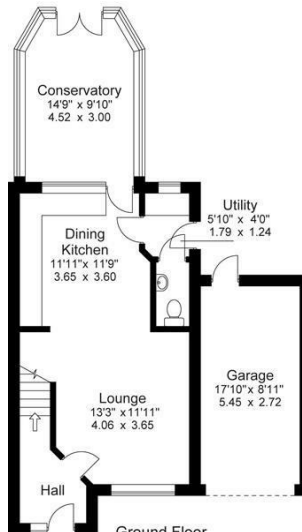
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 1118 Sq. Feet
= 103.9 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.