



STEPS COTTAGE STEPS LANE, SOWERBY BRIDGE

An internal inspection is absolutely essential to fully appreciate the delightful accommodation provided by this detached stone-built cottage situated in this desirable residential location. Just step inside this superb property and you cannot fail to be impressed by the attractive accommodation provided which has a wealth of quality fixtures and fittings. The property briefly comprises a modern fully fitted spacious dining kitchen, utility room/downstairs cloakroom, spacious lounge, three good sized bedrooms, modern bathroom, south facing garden, and a detached garage, uPVC double glazing and gas central heating. This delightful home has a wealth of charm and character with modern fixtures and fittings. The property provides excellent access to the local amenities of Sowerby Bridge and easy access to Halifax and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase a detached cottage in this location and as such an early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £325,000

The uPVC double glazed front entrance door opens into the

ENTRANCE PORCH

With uPVC double glazed windows to the side elevations. Doorway through to the

ENTRANCE HALL

With uPVC double glazed to the front elevation, exposed stonework to one wall, one double radiator and a parquet floor. From the Entrance Hall a glass panelled door opens into the

LOUNGE 4.47m x 3.62m



This delightful room has a feature fireplace incorporating a wood burning stove on a matching hearth with exposed brickwork behind, uPVC double glazed French doors open onto the south-facing patio and garden, one TV point, two double radiators and a fitted carpet.



From the Lounge there is an under the stair's storage area providing useful storage facilities with uPVC double glazed window to the rear elevation. From the Entrance Hall a door opens into the

UTILITY ROOM/DOWNSTAIRS CLOAKROOM 1.97m x 1.28m

With fitted wall units incorporating matching granite work surfaces, plumbing for an automatic washing machine and vented for a tumble dryer, hand wash basin and low flush WC, one double radiator, tiled floor and a uPVC double glazed window to the side elevation. From the Entrance Hall a doorway leads to the

OPEN PLAN MODERN FULLY FITTED DINING KITCHEN 6.40m x 3.73m DINING AREA



With uPVC double glazed windows to the front and rear elevations providing this room with its light and spacious aspect, parquet floor, and a modern vertical radiator.

KITCHEN AREA



This superb Kitchen is fully fitted with a range of modern white wall and base units incorporating matching work surfaces with a stainless steel 1 1/2 bowl sink unit with mixer tap, four ring gas hob with extractor in stainless steel and glazed canopy above, stainless steel splash back and fan assisted electric oven and grill, integrated fridge and integrated dishwasher. This attractive modern kitchen has matching splash backs and tiles with complementing colour scheme to the remaining walls, two uPVC double glazed windows to the front and side elevations provide a light and spacious room which has inset spotlight fittings to the ceiling and a parquet floor. Stable-style uPVC double glazed door to the front elevation. From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, two double radiators, access to an insulated and partially boarded loft, door to over the stair's cupboard housing the Baxi combination boiler. From the Landing a door opens to

BEDROOM ONE 4.50m x 3.64m



This double bedroom has two uPVC double glazed window to the side elevation enjoying an attractive garden outlook and far-reaching views, cast iron fireplace to the chimney breast, one double radiator and a fitted carpet. From the Landing a door opens into the

BATHROOM



With modern white three-piece suite comprising pedestal wash basin, low flush WC and a panelled bath with Mira shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a tiled floor with under floor heating, and a uPVC double glazed window to the rear elevation. Door to cupboards providing useful storage facilities. From the Landing a panelled door opens into

BEDROOM THREE 2.72m x 2.69m

This single bedroom is presently used as a home office/ Study and has a uPVC double glazed window to the front elevation, beams to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM TWO 3.61m x 3.74m



This second double bedroom has uPVC double glazed windows to the front and side elevations, beams to ceiling, one double radiator and a fitted carpet.

GENERAL

The property is freehold and constructed of stone and has a stone slate roof. It has the benefit of all mains services gas, water and electric with the added uPVC double glazing and gas central heating. Council Tax Band D.

EXTERNAL



To the front of the property there is a tarmac drive providing off road parking for several vehicles and leading to the front entrance door and detached stone-built **GARAGE 5.28m x 3.14m** with an up and over door with power, light and water.

To one side of the property there is south facing garden incorporating a decked area with stone flagged patio and lawned garden with mature plants and shrubs. To the rear of the garage there is a further garden area with garden shed. At the rear of the property there is a further narrow garden area with access to the remaining side of the property.

TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

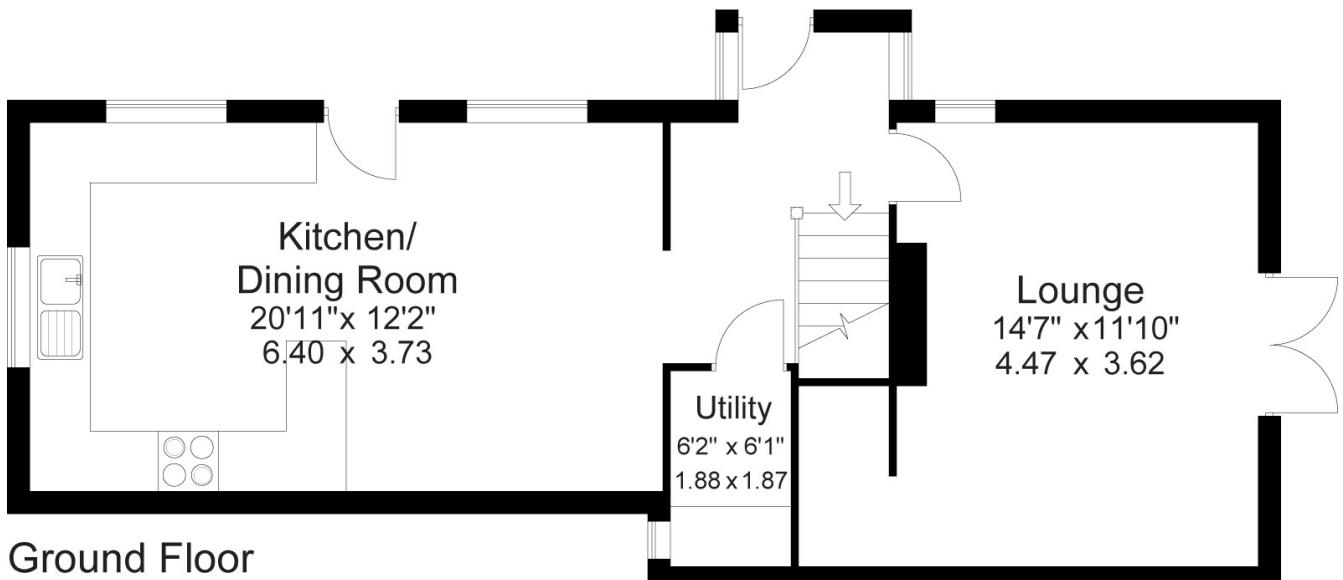
DIRECTIONS

Sat Nav HX6 2JH

Approx Gross Floor Area = 1110 Sq. Feet
= 103.12 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.