



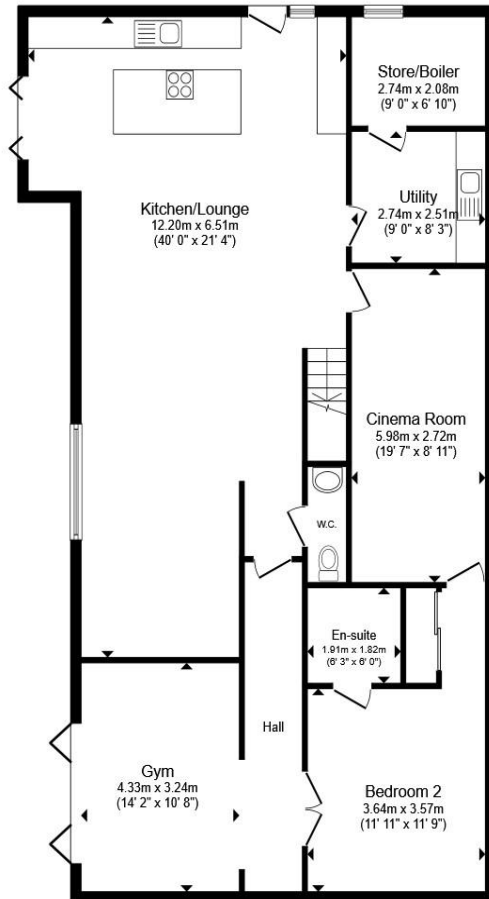
Valley House The Meadows, Sowerby Bridge HX6 2UN

welcome to

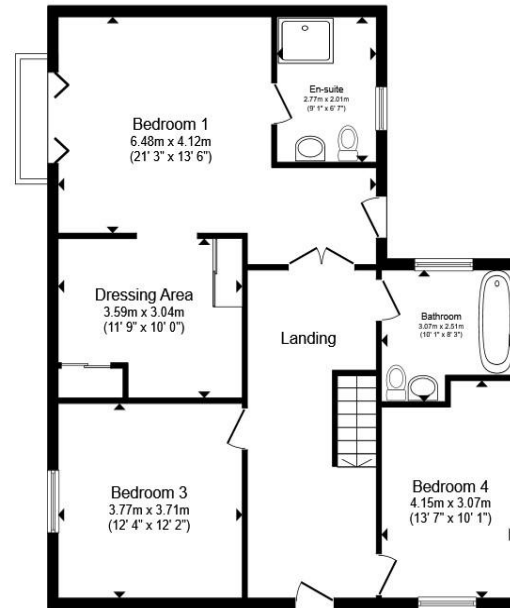
Valley House The Meadows, Sowerby Bridge

An exceptionally well-presented modern home offering flexible and spacious accommodation. Compromising for four bedrooms (two ensuite, principal with walk in dressing room). Open plan living, with utility room, cinema room, & gym. Externally there is private off-street parking and generous garden.





Lower Ground Floor



First Floor

Total floor area 231.2 m² (2,488 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Open Plan Living

40' x 21' 4" (12.19m x 6.50m)

Gym

14' 2" x 10' 8" (4.32m x 3.25m)

Cinema Room

19' 7" x 8' 11" (5.97m x 2.72m)

Downstairs W/C

Utility

9' x 8' 3" (2.74m x 2.51m)

Bedroom One With En Suite

21' 3" x 13' 6" (6.48m x 4.11m)

Dressing Room

11' 9" x 10' (3.58m x 3.05m)

Bedroom Two With En Suite

11' 11" x 11' 9" (3.63m x 3.58m)

Bedroom Three

12' 4" x 12' 2" (3.76m x 3.71m)

Bedroom Four

13' 7" x 10' 1" (4.14m x 3.07m)

Family Bathroom

12' 4" x 12' 2" (3.76m x 3.71m)

Disclaimer

welcome to

Valley House The Meadows, Sowerby Bridge

- Approximately 2,500 Sq. Ft of Accommodation
- Luxurious Modern Open Plan Living Spaces
- Utility Room, Cinematic Media Room And Private Home Gym
- Outstanding Panoramic Views Across The Valley
- Beautifully Maintained And Generously Proportioned Gardens

Tenure: Freehold EPC Rating: B
Council Tax Band: E

offers over



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SWB109167



Property Ref:
SWB109167 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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