



## 21 Spinners Hollow

Sowerby Bridge, Ripponden, HX6 4HY

**Offers Over £135,000**



Sapphire Homes are delighted to be in a position to offer For Sale this two bedroom apartment in one of Calderdale's premier residential locations within the heart of Ripponden village. The accommodation which has a wealth of quality fixtures and fittings provides excellent access to the M62 motorway network linking the business centres of Manchester, Bradford and Leeds. The accommodation briefly comprises of entrance / hallway, lounge, modern fully fitted breakfast kitchen, two double bedrooms and modern fitted bathroom suite with shower over bath. The property benefits from UPVC Double Glazing and is warmed by Electric storage heaters and has a neutral decor throughout. Externally there is an allocated parking space and well maintained communal landscaping. An early inspection to view in order to avoid disappointment is strongly recommended. No Upward Chain.



Entrance / Hallway

Lounge / Diner

Kitchen

Hallway

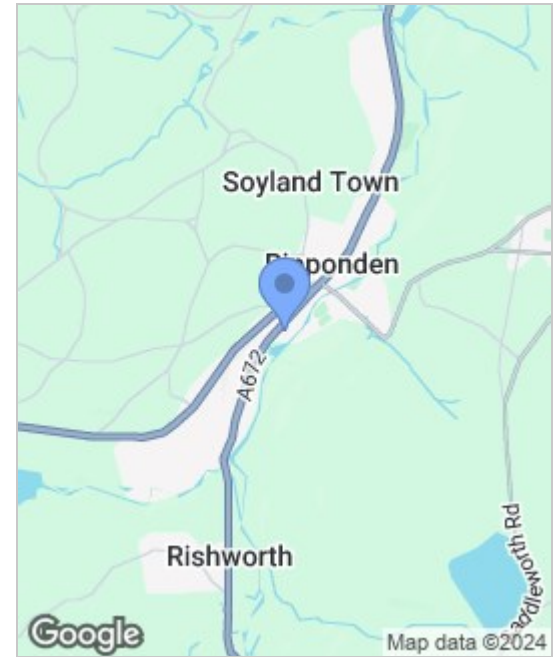
Master Bedroom

Bedroom 2

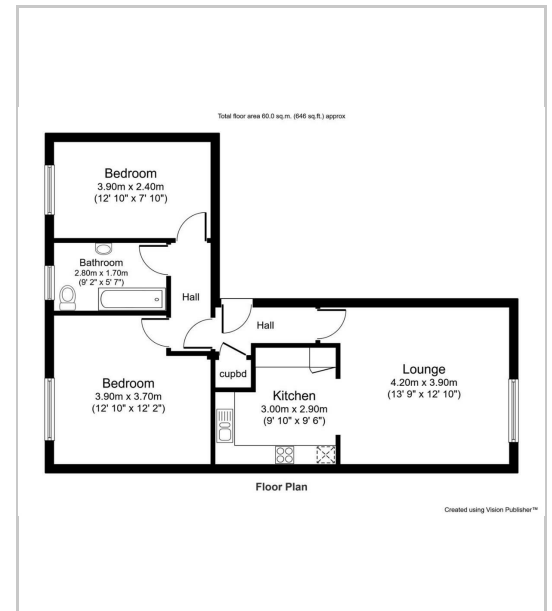
Bathroom

EXTERNAL

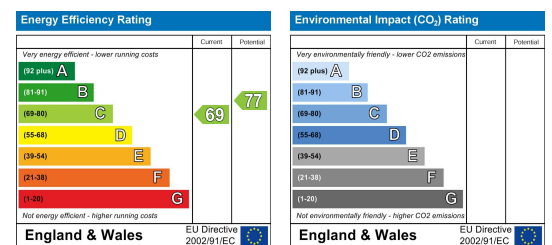
### Area Map



### Floor Plans



### 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 the 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 relation to the property.



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