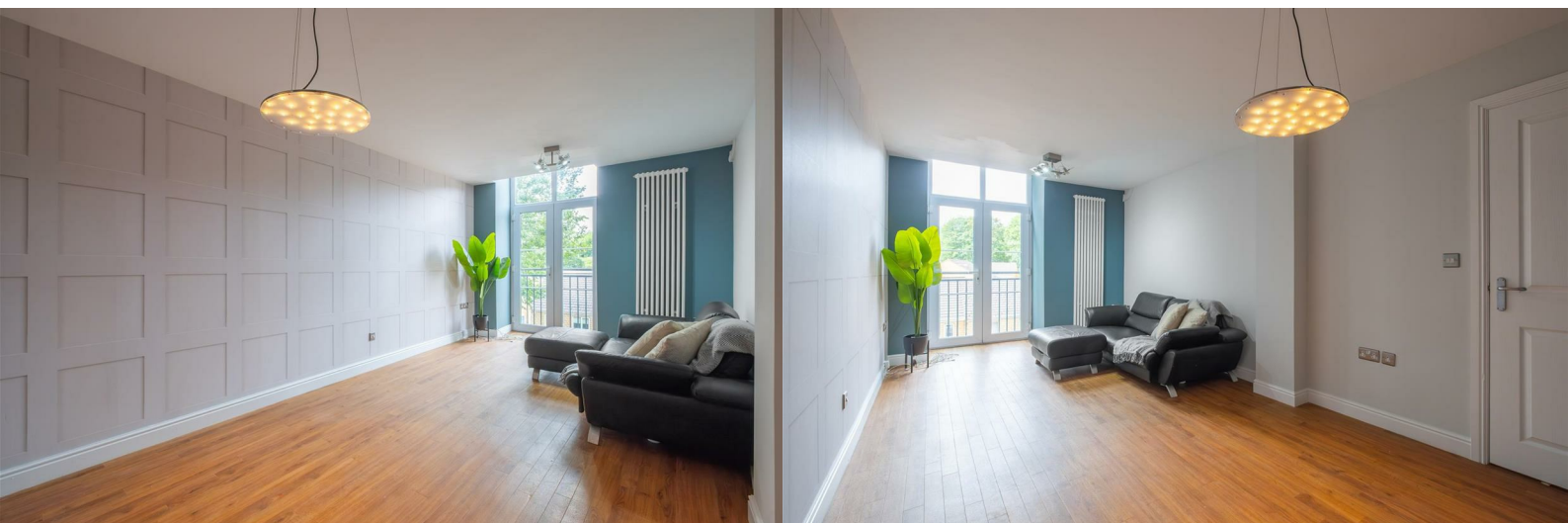


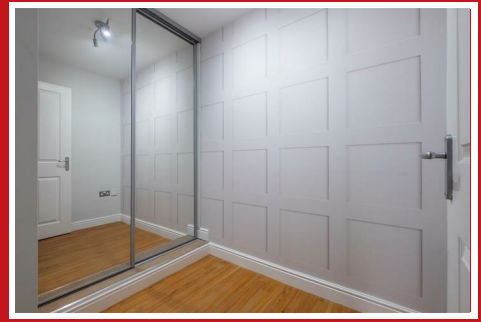
Residential Sales and Lettings



Gratrix Lane,

£129,950





Nestled in the historic Lower Willow Hall Mill, this delightful two-bedroom ground floor apartment on Gratrix Lane, Sowerby Bridge, offers a unique blend of modern living and charming character. The apartment boasts a fresh and inviting atmosphere, perfect for those seeking comfort and style.

Upon entering, you are welcomed by a spacious entrance hall. The generous living room is a standout feature, enhanced by a floor-to-ceiling double-glazed Juliet balcony that floods the space in natural light, creating a warm and airy environment. The modern kitchen is well-equipped with integrated appliances, including an integrated dishwasher, gloss cabinets and wood worksurfaces. The apartment is equipped with electric heating, ensuring a cosy retreat throughout the seasons.

The internal layout is thoughtfully designed, featuring two bedrooms, including a master en suite, providing privacy and convenience. A modern bathroom, featuring a spa bath, and a home office complete the living space, catering to both relaxation and productivity.

Residents will benefit from an allocated parking space, with additional visitor parking available for guests. The location is particularly advantageous for commuters, with easy access to the picturesque Ryburn Valley and Halifax. The local railway station in Sowerby Bridge offers excellent transport links to Leeds and Manchester, making it an ideal choice for professionals working in these bustling cities.

In addition to its convenient transport links, the area is rich in amenities. A variety of local shops, a post office, and a leisure centre featuring a swimming pool and gym are all within easy reach. Furthermore, a delightful selection of café bars and restaurants adds to the vibrant community atmosphere.

- TWO BEDROOMS
- HOME OFFICE
- MASTER EN SUITE
- SOUGHT AFTER LOCATION
- GROUND FLOOR
- ALLOCATED PARKING
- EPC RATING - C
- COUNCIL TAX BAND - B

Accommodation

Entrance hall

Lounge

9'8" x 17'9" (2.97 x 5.42)

Kitchen

9'2" x 7'7" (2.8 x 2.32)

Bedroom one

9'10" x 13'6" (3 x 4.12)

En suite

6'4" x 3'2" (1.95 x 0.97)

Bedroom two

10'0" x 13'2" (3.05 x 4.02)

Bathroom

5'5" x 8'5" (1.67 x 2.57)

Home office

8'11" x 4'11" (2.72 x 1.52)

LEASE DETAILS

Sinking Fund £200 p.a.

Ground rent £125 p.a reviewed every 25 years (next reviewed 2029)

Service charge £1391. 97p.a

Lease term 999 years from 2004

Directions

Please use post code HX6 2PX for sat nav directions.

PLEASE NOTE

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Peter David Properties

Lounge
2975 x 5425

Bedroom 2
3050 x 4025

Bedroom 1
3000 x 4125

Ensuite
1950 x 975

Bathroom
1675 x 2575

Office
2725 x 1525

Kitchen
2800 x 2325

Wardrobe

C

HX6 2PX

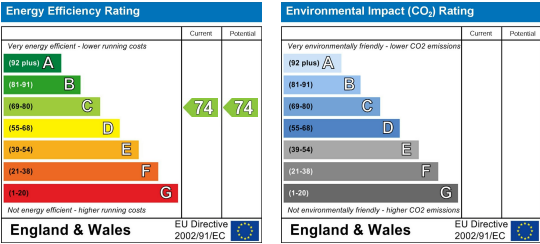
Internal - 70m2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.