



**Heather Court, Apartment 2 Lilly Street, Sowerby Bridge, Halifax, West Yorkshire, HX6 3GE
Asking Price £120,000**

HAMILTON BOWER are pleased to offer FOR SALE this well-presented TWO BEDROOM GROUND FLOOR ACCESSIBLE APARTMENT with an allocated parking space and communal gardens located on a quiet development within half a mile of Sowerby Bridge which benefits from restaurants, shops and a train station. Internally comprising; secure entrance with intercom, entrance hall, open-plan kitchen/living room with french doors, master bedroom, bedroom, wet room. Externally the property has an allocated parking space and communal use of a garden to the rear side of the property.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !

INTERNAL

Kitchen



Open-plan kitchen with accompanying living/dining area and central breakfast bar.
The kitchen is fitted with a good range of matching units with complementary quartz worktops.
Appliances include - fridge/freezer, induction hob with overhead extractor, oven/grill, sink with drainer, dishwasher.

Living/Dining Area



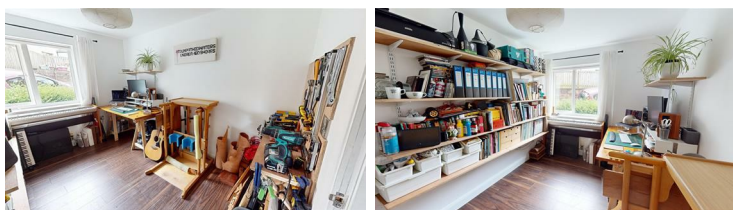
Open-plan from the kitchen is the living/dining area which backs off the central breakfast bar.
With french doors to the rear and ample space for a suite and dining table.

Primary Bedroom



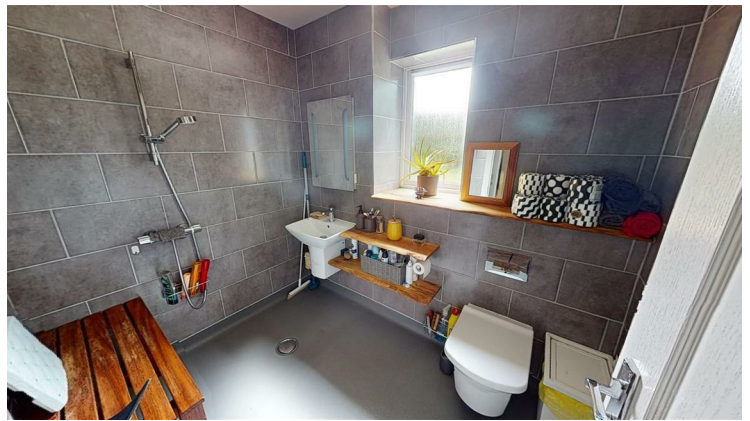
Good-sized primary bedroom with a view to the front of the property.
The master has a covered wardrobed space and room for a large bed and side tables.

Bedroom



Second bedroom, a double room with a view to the front.
Currently used as a home office with fitted shelving, but offering space for a double bed.

Bathroom



Wet-room style shower room with matching tiled walls and flooring.
Fitted with a matching three-piece suite - shower, wc, wash basin and towel rail.

EXTERNAL



Communal Garden



Gated garden to the rear/side of the property for use by residents.
Mostly lawned with high-rise fencing offering good privacy.

