



£145,000

18 Oldham Road, Sowerby Bridge, HX6 4BL

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We welcome to the market a spacious, light and airy third floor apartment overlooking beautiful woodland. Conveniently located in the centre of the popular village, Ripponden. Excellent access to the motorway network. Comprises 2 bedrooms, bathroom plus en suite and open plan living room and kitchen with integrated appliances. Underfloor heating throughout.

Notable features of this property include a spacious open plan living/dining/kitchen with large double glazed velux windows.

The apartment benefits from secure underground parking with lift access to the apartment.

A pleasant third floor apartment facing the rear of the building overlooking beautiful hills and woodland. Well served by shops, restaurants and pubs nearby with convenient access to the M62 motorway. Comprises 2 bedrooms, bathroom plus en suite, open plan living room and kitchen with integrated appliances.

- SPACIOUS APARTMENT
- SEPERATE BATHROOM AND WC
- SECURE PARKING
- LIFT ACCESS
- NO ONWARD CHAIN
- TWO BEDROOMS
- THIRD FLOOR
- UNDERFLOOR HEATING THROUGHOUT
- SPLIT LEVEL APARTMENT

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	