

The Royal Lofts Sowerby Street, Sowerby Bridge HX6 3BN



welcome to

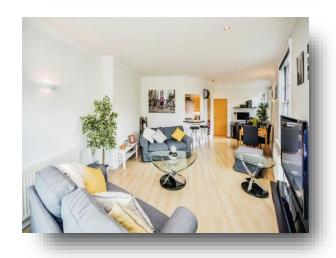
The Royal Lofts Sowerby Street, Sowerby Bridge

Briefly comprising of two bedrooms- one with en suite, good sized lounge, kitchen, utility space and shower room. This property has been well maintained throughout and is modern in design.













Lounge

This spacious and modern lounge has wood effect laminate flooring with windows looking over Sowerby Bridge. Comprising of central heating radiators, ceiling light points and wall lights.

Kitchen

The kitchen is modern in design and comprises of wall and base units, tiled splashback, granite work surface, 1.5 stainless steel sink and drainer, integrated oven and hob with extractor hood above, ceiling spotlights, double glazed window and breakfast bar opening up to the lounge area.

Utility Space

The utility room has plumbing and space for appliances and holds the central heating boiler.

Bedroom One W En-Suite

Bedroom one is a good sized double room and comprises of a two double glazed window to the rear, wood effect laminate flooring, fitted wardrobes and dressing table, central heating radiator, downlights and wall light and a door to the en suite.

This good sized en suite has been fitted with a low level WC, bidet, wash hand basin with unit, corner bath with shower overhead, ladder radiator, tiled flooring and ceiling spotlights and wall light.

Bedroom Two

Bedroom two is currently utilised as a spare bedroom with plentiful space to accomodate a double bed. The second bedroom comprises of wooden floor, ceiling light point, central heating radiator and window to the rear. Includes closet Wardrobe / Storage cupboard

Shower Room

The shower room is modern in design and comprises of tiled floor and walls, walk in shower, WC, wash hand basin, downlightst, ladder radiator and Illuminated heated wall mirror





welcome to

The Royal Lofts Sowerby Street, Sowerby **Bridge**

- Offers Over £90,000
- Two Bedrooms. One with En-Suite
- Centrally Located
- Well Presented Throughout
- Modern in Design

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£90,000







Station Rd Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SWB108240



Property Ref: SWB108240 - 0005 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 quidance 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.





01422 833553



sowerbybridge@williamhbrown.co.uk



14 Wharf Street, SOWERBY BRIDGE, West Yorkshire, HX6 2AE



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.