



**Greenups View, Wharf Street, Sowerby Bridge, HX6 2AF**

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**Greenups View, Wharf Street, Sowerby Bridge**

This ground floor apartment briefly comprises; entrance hallway, master bedroom, bathroom, kitchen, open plan living/ diner, off street parking and access to communal gardens. Offered with no onward chain, an internal viewing is essential.



### **Entrance Hallway**

Enter the property from the cobbles to the front in to the entrance hallway. Doors lead to internal accommodation.

### **Master Bedroom**

The master bedroom is a well sized double room with enough space for a double bed and usual bedroom furniture. Additionally benefiting from double glazed windows to the side aspect.

### **Kitchen**

The kitchen is modern and well appointed and comprises of a range of wall and base units, splashback and complementary work surfaces. With electric oven and hob, and integrated washer/dryer and fridge/freezer and benefitting from a double glazed window to the side aspect.

### **Living / Diner**

The living/ dining room is a good sized space and has an adaptable layout, benefiting from dual aspect double glazed windows to the side and rear, overlooking the River Calder. With plenty of natural light, this room has a lovely bright feel.

### **Bathroom**

The bathroom is well appointed and modern in design, comprising of a three piece suite of shower, wash hand basin and low flush w/c. With tiled flooring and part tiled walls.

### **Additional / External**

Additionally the property benefits from assigned off street parking for one vehicle, access to communal gardens at the side of the property. There is additional visitor parking available on a first come, first served basis.



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## Greenups View Wharf Street, SOWERBY BRIDGE

- Ground Floor Apartment
- One Bedroom
- Assigned Parking
- Immaculately Presented Throughout
- No Onward Chain

Tenure: Leasehold EPC Rating: Awaited

# £90,000



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Please note the marker reflects the postcode not the actual property

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.



Property Ref:  
SWB108324 - 0003

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