

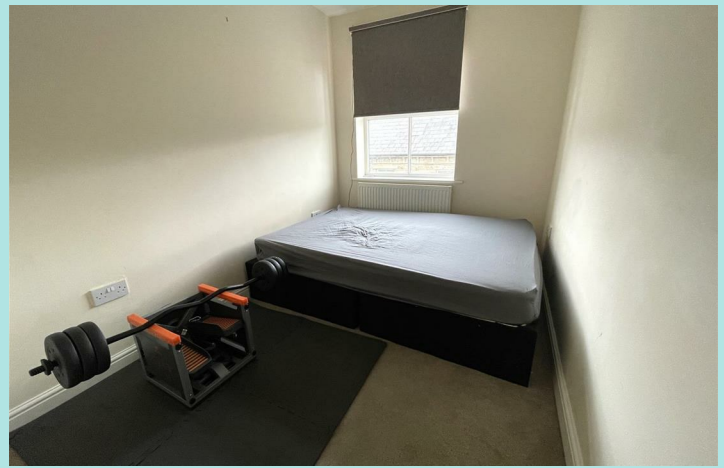
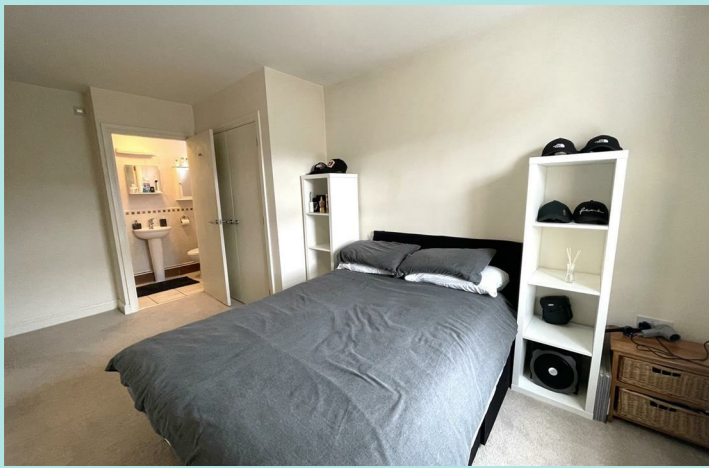


13 Town Hall Apartments Hollins Mill Lane

Sowerby Bridge, HX6 2SD

Asking Price £89,950 Leasehold





We are delighted to bring to the market, 13 Town Hall Apartments in the heart of Sowerby Bridge. This spacious top floor apartment boasts two bedrooms and two bathrooms, perfect for a professional couple or those in need of a guest room or home office. Located in the centre of Sowerby Bridge, you'll have everything you need right at your doorstep, from charming cafes to local shops and convenient transport links. This apartment offers the perfect blend of comfort and convenience and an early viewing is advised to avoid disappointment.

Location

Apartment 13 is located on the top (third) floor with windows to the elevation on Hollins Mill Lane. Positioned on Hollins Mill Lane, just off Town Hall Street, only a short distance from all the local amenities of Sowerby Bridge including the railway station, and good primary and secondary schools.

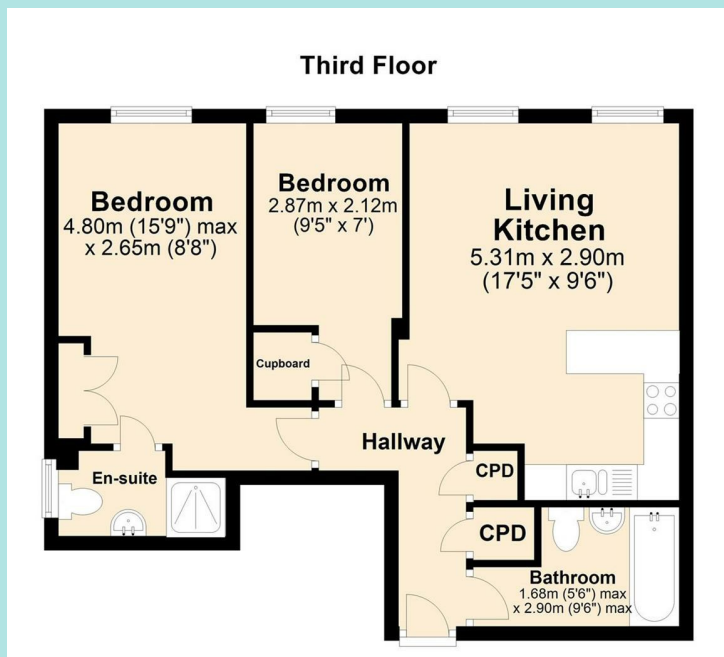
Accommodation

Town Hall Apartments benefit from both stairs and a working lift within the building. The apartment itself is accessed via an entrance hallway with intercom system, a useful utility cupboard with plumbing for a washing machine, an additional storage cupboard and an access hatch leading to a large loft space. The living kitchen has a spacious, carpeted lounge area with two windows allowing ample natural light. The dedicated kitchen area is set to the rear of the room and enjoys a good range of base, wall and drawer units with contrasting worktops which incorporate a 1 and 1/2 bowl sink with drainer and mixer tap over, and a four ring gas hob with extractor hood above. There is an integrated electric oven and fridge freezer.

The main bedroom benefits from a fitted double cupboard/wardrobe, and an en suite shower room with a white suite comprising: wash hand basin with mixer tap, WC and shower cubicle. With a heated towel rail, part tiled walls and tiled floor. The good sized second bedroom is adjacent the main bedroom, and benefits from a fitted cupboard. The bathroom enjoys a white suite comprising: wash hand basin with mixer tap, low flush WC, bath with mixer tap and shower over. With tiled floor, part tiled walls, glass shower screen and heated towel rail.

Lease Details

Term : 999 years from 1 January 2007 (approx. 982 years remaining).
We are advised the annual service charge currently paid is approximately £1,600 per annum and that no ground rent is payable.



Council tax band: B
EPC rating: C
Ground rent: Approx. £1,600 per annum
Service charge: Nil.

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