

# Chapters



## 9, WINTON MILL, WHARF STREET SOWERBY BRIDGE

£89,950  
LEASEHOLD

Situated in the heart of Sowerby Bridge, this charming apartment on Wharf Street offers a delightful living experience with stunning views of the river. The property briefly comprises, entrance hallway, kitchen, living room, double bedroom and three piece bathroom. One of the standout features of this home is its picturesque setting, allowing residents to enjoy the tranquil sights and sounds of the river right from their doorstep. The central location means that you are just a stone's throw away from local amenities, shops, and transport links, making it an ideal choice for those seeking both convenience and charm. Additionally, the property can be sold as seen, with all furniture included, making it a perfect opportunity for first-time buyers or those looking for a hassle-free move. This house is not just a place to live; it is a chance to embrace a lifestyle enriched by natural beauty and community spirit. Don't miss the opportunity to make this lovely property your new home.





• TOP FLOOR APARTMENT • ONE DOUBLE BEDROOM • LOCATED IN THE CENTRE OF SOWERBY BRIDGE

### Entrance Porch

Access via a wooden door with access to:

### Entrance Hallway

Leading to all accommodation, intercom entry system, loft access point which is boarded providing useful storage

### Kitchen

Matching wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. Space for an under counter fridge freezer, freestanding oven and plumbing for a washing machine. Large double glazed window overlooking the river, part tiled walls, exposed beamed ceiling and electric wall heater.

### Living Room

With double glazed window overlooking the river, wall mounted electric heater and exposed beamed ceilings.

### Bedroom

Double room with two double glazed windows.

### Bathroom

Three piece suite comprising WC, wash basin and bath with electric shower over. Fitted mirrored cupboard, heated towel rail and extractor fan.

### External

The property benefits from an allocated parking space.

### Additional Information

New windows installed oct 2023, boiler installed Sept 2024, ground rent is £15 per annum and service charge is £200 per month.



- CAN BE SOLD AS SEEN WITH ALL FURNITURE INCLUDED\* • KITCHEN WITH APPLIANCES • LIVING ROOM • THREE PIECE BATHROOM • ALLOCATED PARKING SPACE • NO ONWARD CHAIN





Total floor area 45.9 m<sup>2</sup> (494 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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