

Chapters



4 HEATHER COURT LILLY STREET SOWERBY BRIDGE

£120,000
LEASEHOLD

Nestled in the charming area of Lily Street, Sowerby Bridge, this delightful two-bedroom apartment offers comfort and convenience comprising of entrance hallway, living room, kitchen, two bedrooms and house bathroom. There is allocated parking outside for one vehicle. The apartment boasts generous living spaces with natural light enhancing the overall appeal of the apartment. One of the standout features of this property is the communal garden, providing outdoor space for all residents who share the building. Situated in a sought-after area, this apartment benefits from excellent local amenities, including shops, cafes, and transport links, making it easy to access Sowerby Bridge and surrounding areas. In summary, this two-bedroom apartment on Lily Street presents a wonderful opportunity for those seeking a bright and spacious home in a desirable area. With its inviting atmosphere and communal garden, it is sure to appeal to a variety of buyers or renters looking for a comfortable and convenient lifestyle.



• TWO BEDROOMS • COMMUNAL GARDEN • ALLOCATED PARKING SPACE • GREAT
TRANSPORT LINKS • EPC TO BE CONFIRMED

Entrance

Access via UPVc from door which leads to the entrance hallway of the apartment, inset spot lighting, laminate floors and doors leading to the bedrooms, living room and bathroom.

Living Room

Bright and spacious living room with radiator and double glazed doors and Juliette balcony facing the rear of the property with views of the countryside.

Kitchen

Modern kitchen with matching wall and base units with ample storage space, tiled splash back and double glazed window with views to the front of the property. The boiler is located in the kitchen, fitted radiator and inset spotlighting, the kitchen features integrated appliances such as a gas hob, fan oven and extractor fan, there is also space for a washing machine and fridge freezer.

Bedroom One

Light and spacious double bedroom with radiator and double glazed window to the rear of the property.

Bedroom Two

Good sized second bedroom with radiator and double glazed window to the front of the property.

Bathroom

Modern three piece suite with tiled walls including low flush WC, wash basin and bath with overhead shower and shower screen.

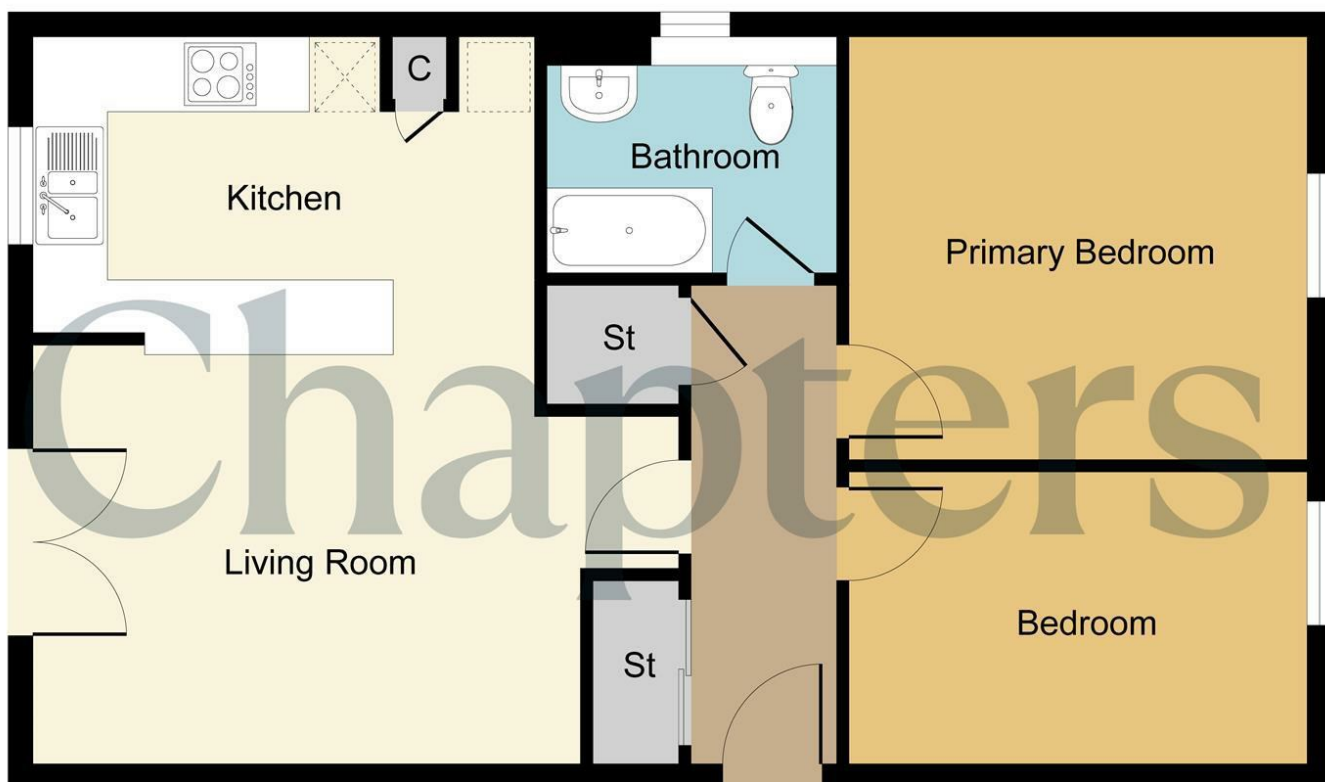
External

The property benefits from an allocated parking space to

the front, intercom entry system and communal garden to the side of the building.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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

Chapters
40 Wharf Street
Sowerby Bridge
HX6 2AE

01422 652 317
hello@chaptersgroup.co.uk
<https://chaptersgroup.co.uk/>

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