



Greenups Mill Wharf Street, Sowerby Bridge HX6 2AQ

welcome to

Greenups Mill Wharf Street, Sowerby Bridge

- Two Bedroom Ground Floor Apartment
- Own Entrance And Enclosed Rear Garden
- Spacious Accommodation
- Ready To Move Into
- Ideally Located

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2884.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£140,000

Kitchen/Diner

The kitchen/diner is generous in size and comprises wooden wall and base units with wooden work surface, ceramic sink, Range style cooker with extractor hood above, space/plumbing for dishwasher, double glazed window and composite door to the front, ceiling spotlights, central heating radiator and wood flooring. With ample space for dining table and chairs.

Utility

The utility is accessed from the kitchen and comprises space/plumbing for appliances such as washer and dryer, ceiling light point and shelving for ample storage.

Lounge

The lounge is generous in size and benefits from wood flooring, ceiling spotlights, central heating radiator, double glazed windows to the rear and side and patio doors to the rear which lead to the rear garden.

Shower Room

The shower room is modern in design. With walk in shower and tiled splashback, wash hand basin, w/c, ceiling spotlights, tiled flooring and heated towel radiator.

Bedroom One

Bedroom one is a good sized double room with fitted wardrobes, double

glazed window, central heating radiator and ceiling light point. This room will accommodate a double bed and usual bedroom furniture.

Bedroom Two

The second bedroom is another double room. With double glazed window, ceiling light point and central heating radiator.

Additional/External

To the rear is a well maintained and fully enclosed garden, overlooking the River Calder. With space for outdoor storage, seating as well as ample room for outdoor activities, or just to enjoy the summer months.



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Property Ref:

SWB109159 - 0004

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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.



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