

# Chapters



## KINGFISHER CHASE OLD CAWSEY SOWERBY BRIDGE

£230,000  
LEASEHOLD

Nestled in the area of Sowerby Bridge, this exquisite three bedroom duplex apartment offers a delightful blend of modern living and scenic views. Upon entering, you will be greeted by a spacious open plan kitchen and living area, perfect for entertaining, the design is both functional and stylish, ensuring that every corner of this home is beautifully presented and thoughtfully renovated throughout. There is the added bonus of under floor heating throughout the apartment, in addition to its impressive interior the property includes a garage with space for one car, offering convenience and security for your vehicle and the added bonus of an EV charger. Location is key, and this apartment does not disappoint. It is situated extremely close to local amenities, furthermore the excellent transport links ensure that you can easily access nearby towns and cities. This property is a rare find, combining comfort, style, and practicality in a picturesque setting. Whether you are looking to settle down or invest, this duplex apartment in Sowerby Bridge is an opportunity not to be missed.



• THREE BEDROOM DUPLEX APARTMENT • CLOSE TO LOCAL SCHOOLS AND AMENITIES • FULLY RENOVATED THROUGHOUT

## Entrance

Entering through a wooden door into the entrance hallway with doors to:

## Bedroom Three

11'7" x 6'9"

Double bedroom with double glazed window and French doors to the front.

## Bedroom Two

16'6" x 9'8"

Double bedroom with built in wardrobes, double glazed window and French doors with Juliette balcony to the rear with views over the river.

## Bathroom

Three piece bathroom suite including bath with overhead shower and glass shower screen, wash basin set to a vanity unit and WC. Frosted double glazed window to the front, part tiled walls, extractor fan and heated towel radiator.

## Kitchen Living Area

21'3" x 17'11"

Large open plan kitchen living area, the kitchen has matching wall and base units, tiled splash backs,

integrated appliances such as, oven, induction hob, overhead extractor hood, washing machine and dishwasher. Stainless steel sink with draining board, Velux window allowing natural light, double glazed windows to the front and space for dining table and chairs. The living area has a Velux window allowing natural light, double glazed window, French doors with Juliette balcony with views over the river and stairs leading to the first floor.

## First Floor

### Bedroom One

17'7" x 16'6"

Large double bedroom with Velux windows to two sides, inset spotlighting, built in eaves storage and door leading to separate fire exit.

### En Suite

Three piece suite including double shower cubicle, wash basin and WC. Extractor fan, part tiled walls and built in eaves storage.

## External

There is a garage with electric roller shutter, EV charger and allocated parking for one car.



- OFF ROAD PARKING AND GARAGE • RIVERSIDE VIEWS • EXCELLENT TRANSPORT LINKS - 3 MINUTES TO WALK TO THE TRAIN STATION



- LARGE OPEN PLAN KITCHEN LIVING AREA • UNDER FLOOR HEATING THROUGHOUT THE APARTMENT • EV CHARGER IN THE GARAGE





## Additional Information

Local Authority -  
Council Tax - Band C  
Viewings - By Appointment  
Only

Floor Area - 1218.00 sq ft  
Tenure - Leasehold



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	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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