Hamilton Bower
ESTATE AGENT









Flat 4, 21A Town Hall Street, Sowerby Bridge, HX6 2EA
£550 Per Month

Ideally located in the heart of Sowerby Bridge is this good size, one bedroom, first floor flat. Positioned in the heart of the town, the property is ideally positioned to access the many amenities and excellent transport links. Gas and water bills are included in the rent.

COUNCIL TAX BAND - A

EPC RATING - C

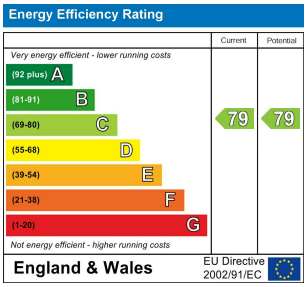
Entrance Hallway - Having a central heating radiator.

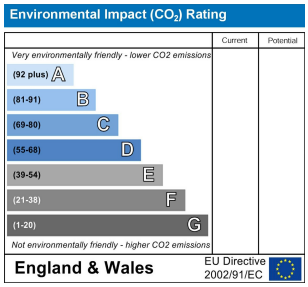
Living Kitchen - 4.43 x 3.96 (14'6" x 12'11") - Having wall and base units with working surface, sink unit, 4 ring electric hob with cooker hood over and oven beneath. There is a UPVC double glazed window and a central heating radiator. A washing machine has been left in the property for tenants use but will not be repaired or replaced.

Bedroom - 4.14 x 3.20 (13'6" x 10'5") - Having 2 UPVC double glazed windows and a central heating radiator.

Bathroom - Having a 3 piece suite incorporating a panelled bath with shower over, low flush WC and a hand wash basin. There is a useful storage cupboard, central heating radiator and a UPVC double glazed window.

Outside - There is no allocated parking or outside space with this property.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
79
79
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC