

Chapters



THE ROYAL LOFTS SOWERBY STREET

£115,000
LEASEHOLD

Nestled in the heart of Sowerby Bridge, this charming Grade II listed house on Sowerby Street offers a delightful blend of historical character and modern living. The property is well presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside. Upon entering, you are greeted by a spacious and large open plan living area, perfect for both relaxation and entertaining. This versatile space is filled with natural light and the property boasts two comfortable bedrooms, providing ample space for a number of buyers. In addition to the main bathroom, the house features a second bathroom, adding convenience for residents and guests alike. This thoughtful layout enhances the functionality of the home, making it ideal for a variety of lifestyles. Being situated in the centre of Sowerby Bridge, you will enjoy easy access to local amenities, shops, and transport links, making daily life both convenient and enjoyable. This property combines the charm of a historic building with the comforts of modern living. If you are looking to buy in Sowerby Bridge this home is sure to impress with its unique character and prime location.



• TWO BEDROOM APARTMENT • LOCATED IN THE CENTRE OF SOWERBY BRIDGE • TWO BATHROOMS

Entrance

Accessed via a communal entrance door, the property is situated on the second floor and is entered through a wooden front door leading into the entrance hall. There is inset spotlighting, built in storage cupboard with plumbing for a washing machine, radiator and doors leading to:

Bedroom Two

Spacious double bedroom with double glazed sash windows to the side of the property, built in storage cupboard, inset spotlighting and a radiator.

Bedroom One

Good sized double bedroom with double glazed sash window to the side of the property, built in wardrobes, space for free standing furniture, inset spotlighting, radiator and door leading to the En Suite bathroom.

En Suite

Modern four piece bathroom comprising a bath with overhead shower and glass screen, vanity wash basin, bidet, and WC, with fully tiled walls and floor.

Bathroom

Modern shower room featuring a walk in shower

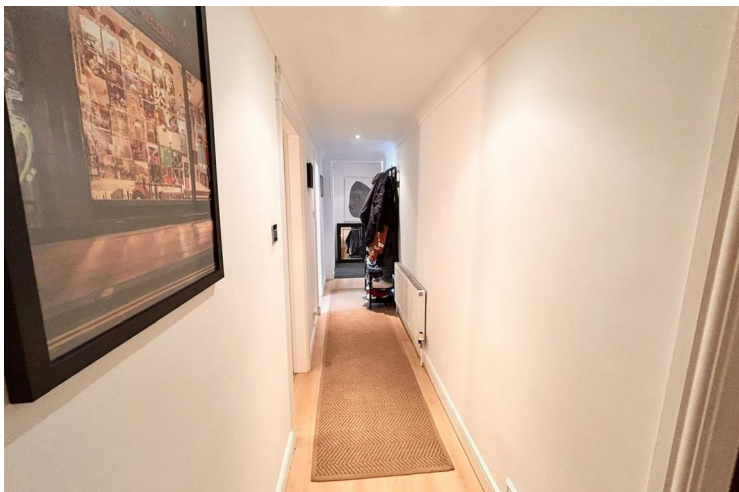
cubicle, vanity wash basin, and WC, complemented by part tiled walls, inset spotlights, wall lighting, extractor fan and heated towel radiator.

Kitchen

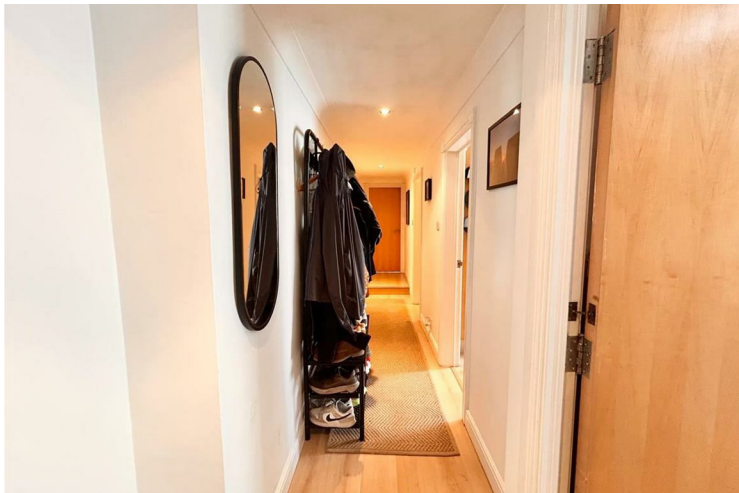
Fitted with a range of matching wall and base units complemented by tiled splashbacks and a stainless steel sink with drainer. Double glazed sash windows to the side of the property. Integrated appliances include a gas hob with overhead extractor hood, oven, and dishwasher, with additional space for a fridge freezer. Inset ceiling spotlights complete the space. An attractive breakfast bar with an internal opening overlooks the living area, creating a sociable space for dining and entertaining.

Living Area

A large, bright and uniquely shaped living space featuring double-glazed sash bay windows to the front of the property and additional double glazed sash windows to the side. Enhanced by stylish panelled feature walls and inset spotlighting, the room also benefits from two radiators and provides ample space for both lounge furniture and a dining table and chairs.

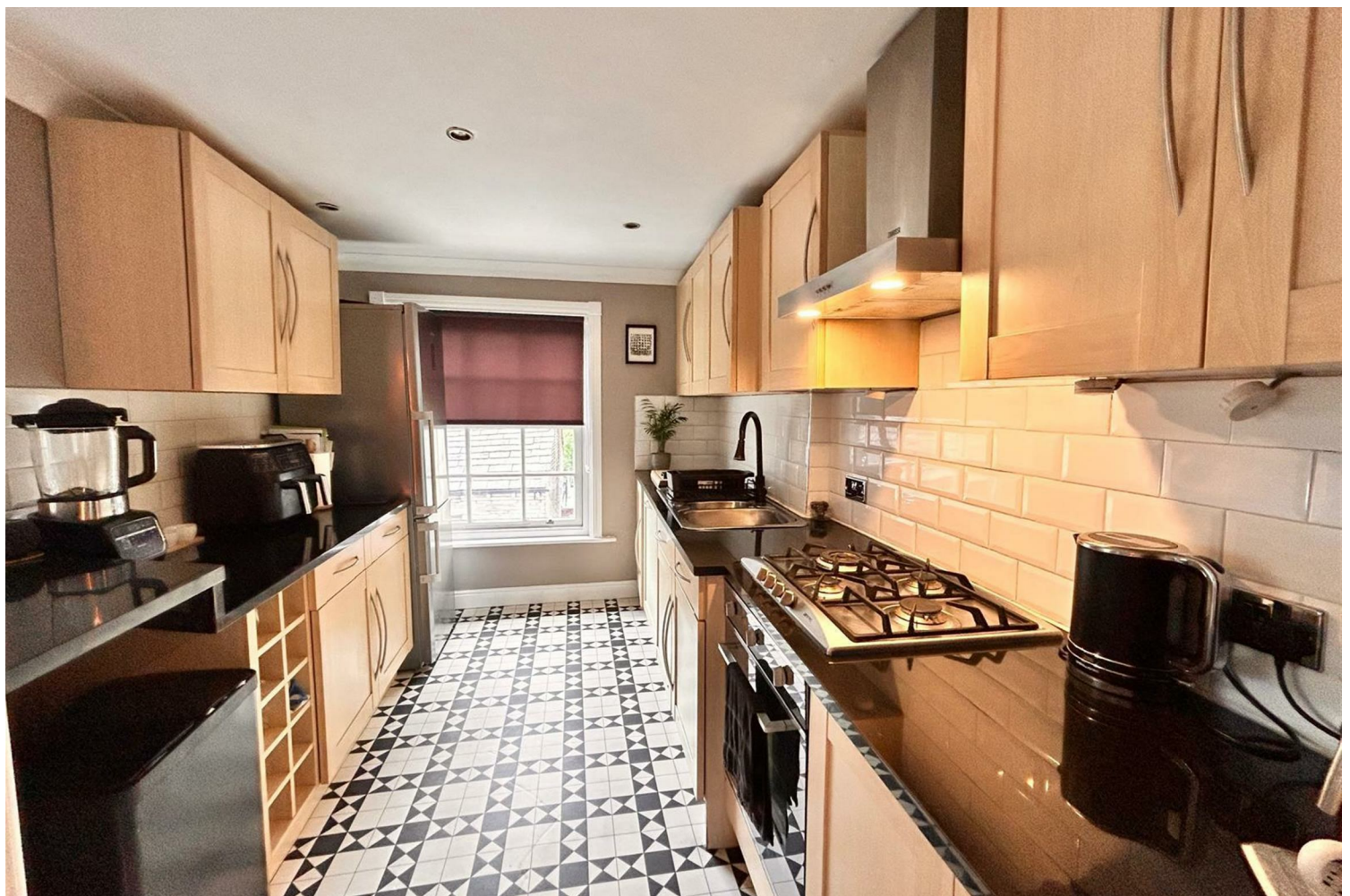


• RENOVATED THROUGHOUT AND WELL PRESENTED • COUNCIL TAX BAND B • LARGE
OPEN PLAN LIVING AREA



• EXCELLENT TRANSPORT LINKS • CLOSE TO SCHOOLS AND AMENITIES • IDEAL FOR FIRST TIME BUYERS AND INVESTORS

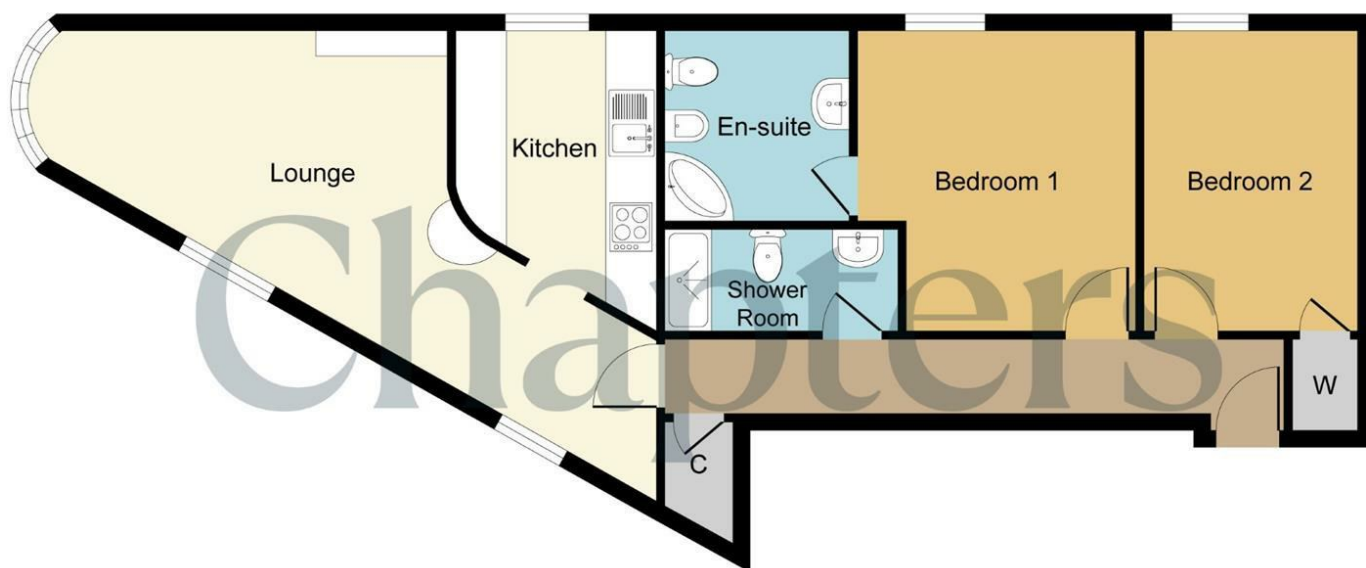




Additional Information

Local Authority - Calderdale
Council Tax - Band B
Viewings - By Appointment
Only

Floor Area - 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		
(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		
	72	82

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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