



**Greenups Mill, Wharf Street, Sowerby Bridge, HX6 2AQ**



**william  
h brown**

**welcome to**

**Greenups Mill, Wharf Street, Sowerby Bridge**

The property briefly comprises of two bedrooms, spacious lounge, kitchen/diner, utility, shower room, garden to the rear and off street parking!



### **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.



**view this property online** [williamhbrown.co.uk/Property/SWB109159](http://williamhbrown.co.uk/Property/SWB109159)



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

**£150 000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SWB109159](http://williamhbrown.co.uk/Property/SWB109159)



Property Ref:  
SWB109159 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



**01422 833553**



[sowerbybridge@williamhbrown.co.uk](mailto:sowerbybridge@williamhbrown.co.uk)



14 Wharf Street, SOWERBY BRIDGE, West Yorkshire, HX6 2AE



[williamhbrown.co.uk](http://williamhbrown.co.uk)