



## 17 GODLY CLOSE SOWERBY BRIDGE

£149,950  
LEASEHOLD

Nestled in the charming area of Godly Close, Rishworth, this delightful two bedroom apartment offers a perfect blend of comfort and convenience. The property boasts a well presented interior, ensuring a welcoming atmosphere from the moment you step inside. With one reception room, this apartment provides a cosy space for relaxation and entertaining. The two bedrooms are thoughtfully designed and the bathroom is well appointed, catering to all your needs. One of the standout features of this property is its desirable location. Residents will benefit from excellent transport links, making commuting a breeze. Additionally, the apartment is conveniently situated near local schools and amenities, ensuring that everything you need is just a stone's throw away. This property is available with no onward chain, allowing for a smooth and straightforward purchasing process. Whether you are a first time buyer, a small family, or looking to downsize, this apartment presents an excellent opportunity to secure a lovely home in a sought-after area. Do not miss the chance to make this charming apartment your own. Resident managed development with a service charge of £40 per month, covering building insurance and general maintenance, including external decorating and upkeep of communal areas.





• TWO BEDROOM APARTMENT IN RISHWORTH • DESIRABLE LOCATION • COMMUNAL GARDEN

### Entrance

Entering through a Upvc door into the main entrance hallway with stairs leading to the entrance of the property. Through a Upvc door into the entrance hallway with loft hatch, radiator, and doors leading to:

### Living Room

10'11" x 13'3"

Spacious living room with double glazed window to the rear of the property, feature electric fire, radiator and door to:

### Kitchen

8'8" x 10'11"

Modern kitchen with matching wall and base units and integrated appliances such as, fan oven with gas hob and overhead extractor hood. Stainless steel sink with draining board, double glazed window to the rear of the property, plumbing for a washing machine and space for a fridge freezer.

### Bedroom Two

7'1" x 11'10"

Double bedroom with double glazed window to the front of the property and radiator.

### Bedroom One

12'0" x 9'1"

Double bedroom with double glazed window to the front of the property, space for free standing furniture and radiator.

### Bathroom

7'0" x 5'9"

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 side of the property, fully tiled flooring and part tiled walls and heated towel radiator.

### External

To the front of the property there is a well maintained lawn and on street parking is available. To the side of the property there is an allocated parking space for one car and to the rear of the property there is lawned garden shared amongst the residents of Godly Close.



• GOOD TRANSPORT LINKS • CLOSE TO LOCAL SCHOOLS AND AMENITIES • WELL  
PRESETNED THROUGHOUT • COUNCIL TAX BAND A • AVIALBLE WITH NO ONWARD CHAIN









# Additional Information

**Local Authority** - Calderdale  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Floor Area** - sq ft  
**Tenure** - Leasehold



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| 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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