

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

**Offers Over £80,000**

Offered FOR SALE is this TWO second floor apartment in this convenient location in central Sowerby Bridge. Accommodation comprises; Entrance hallway, open plan lounge/kitchen, two double bedrooms and shower room. The property benefits from majority double glazing and gas central heating. Allocated parking space. Walking distance to the amenities of Sowerby Bridge, transport links including the railway station and access to the M62 motorway network. Viewing essential. NO CHAIN.

## Second Floor

### Entrance Hallway



Radiator, intercom entry system and storage cupboard with shelving and housing the fusebox. Loft hatch and doors to shower room, bedrooms and lounge/kitchen;

### Lounge/Kitchen 9'4" x 25'7" (2.85 x 7.8)



Laminate floor, telephone point, two radiators and wall lights. T.v. aerial lead, t.v. point and wooden single glazed double doors with Juliet balcony to front. Built in shelving and pillar. The kitchen has a range of wall and base units with laminate worktop and tiled splashbacks. Breakfast bar, 'Candy' electric oven and grill, four ring gas hob, glass splashback and 'Cooke and Lewis' extractor hood above. Plumbing for washing machine, acrylic sink and drainer and wall mounted 'Worcester' combi boiler and extractor fan.

### Bedroom One 8'2" x 14'9" to robes (2.5 x 4.5 to robes)



Double bedroom with radiator and wooden double glazed window to front. Fitted wardrobes with sliding mirrored doors having shelving and hanging space.

### Bedroom Two 6'0" x 11'5" (1.85 x 3.5)



Single bedroom with radiator and wooden double glazed window to front.

### Shower Room 7'2" x 7'4" (2.2 x 2.25)



Three piece suite comprising low flush w.c. pedestal wash basin and walk in double shower cubicle with glass shower screen and mains shower. Part tiled walls, radiator and extractor fan.

### External



### Parking

Allocated parking space

### Tenure

We have been advised by the vendor that the property is leasehold.

Service Charge: approximately £162 per calendar month

Ground Rent: £15.00 per annum

Lease 999 years from 1995

### Energy Rating

C

### Council Tax Band

A

### Viewings

Strictly by appointment. Contact Dawson Estates.

### Property to Sell?

Call for a FREE, no obligation valuation.

### **Solicitors**

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

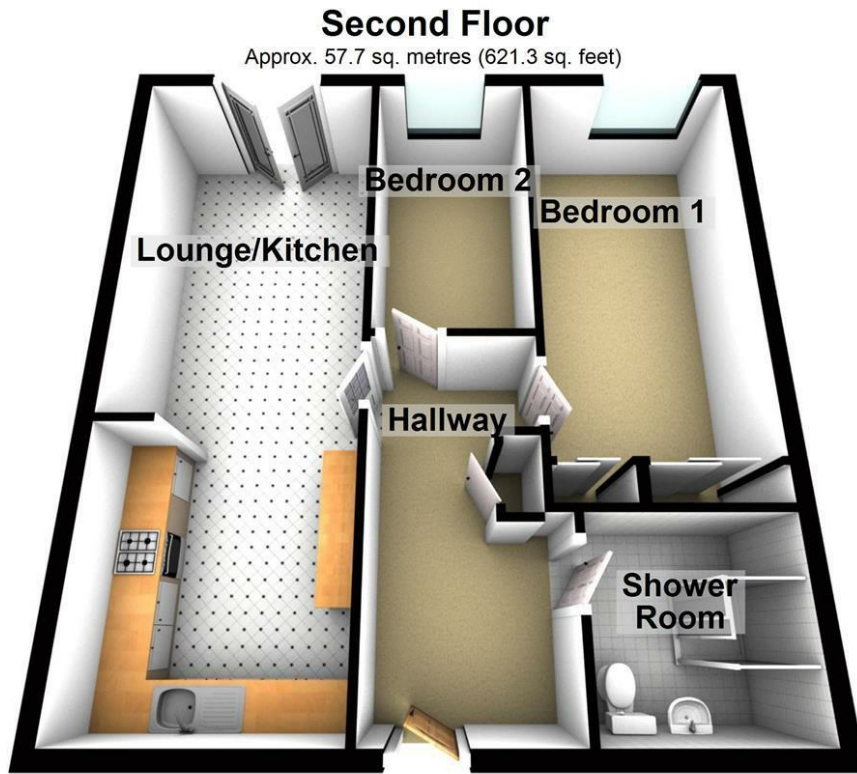
### **Boundaries & Ownerships**

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **Mortgages**

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## Floor Plan

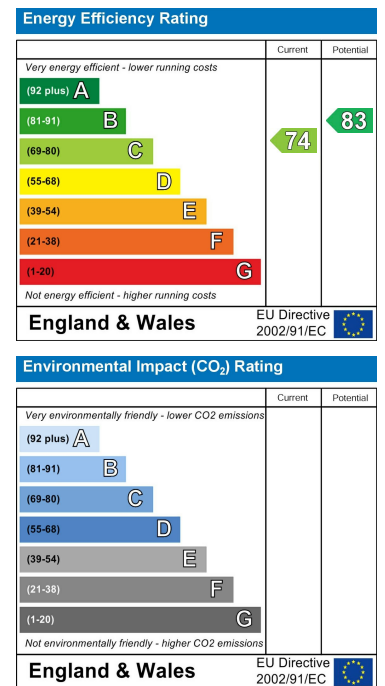


Total area: approx. 57.7 sq. metres (621.3 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.