



## WINTON MILL WHARF STREET SOWERBY BRIDGE

£80,000  
LEASEHOLD

Located in Wharf Street, Sowerby Bridge, this delightful one bedroom apartment presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts a well proportioned reception room, alongside a double bedroom and good sized bathroom. This apartment is ready to move into, allowing you to settle in without delay and available with no onward chain making it an ideal choice for first time buyers or those looking to downsize. The apartment is situated close to local schools and amenities, ensuring that everything you need is within easy reach. Additionally, the property comes with an allocated parking space, providing you with the added benefit of secure parking. In summary, this one bedroom apartment on Wharf Street is a fantastic opportunity for anyone looking for a modern and accessible home in Sowerby Bridge. With its prime location and ready to move in condition, it is not to be missed.



• ONE BEDROOM APARTMENT • ALLOCATED PARKING SPACE • READY TO MOVE INTO • CLOSE TO LOCAL SCHOOLS AND AMENITIES

## Entrance

Entering through a wooden door into the entrance hallway with electric wall mounted radiator and doors leading to:

## Bedroom One

Double bedroom with window to the front of the property and electric wall mounted radiator.

## Bathroom

Four piece bathroom suite including, bath, overhead electric shower, wash basin and WC. Fully tiled walls, extractor fan and a heated towel radiator.

## Kitchen Living Area

Open plan kitchen living area with exposed beams, the kitchen has matching wall and base units, plumbing for a washing machine and space for a cooker and fridge freezer. Stainless steel sink with draining board, extractor fan, windows to the rear with views of the river and electric wall mounted radiator. The living area has a window to the rear of the property and electric wall mounted radiator.

## External

There is one allocated parking space for the property

to the side.



• IDEAL FOR FIRST TIME BUYERS OR SOMEONE LOOKING TO DOWNSIZE • ORIGINAL FEATURES



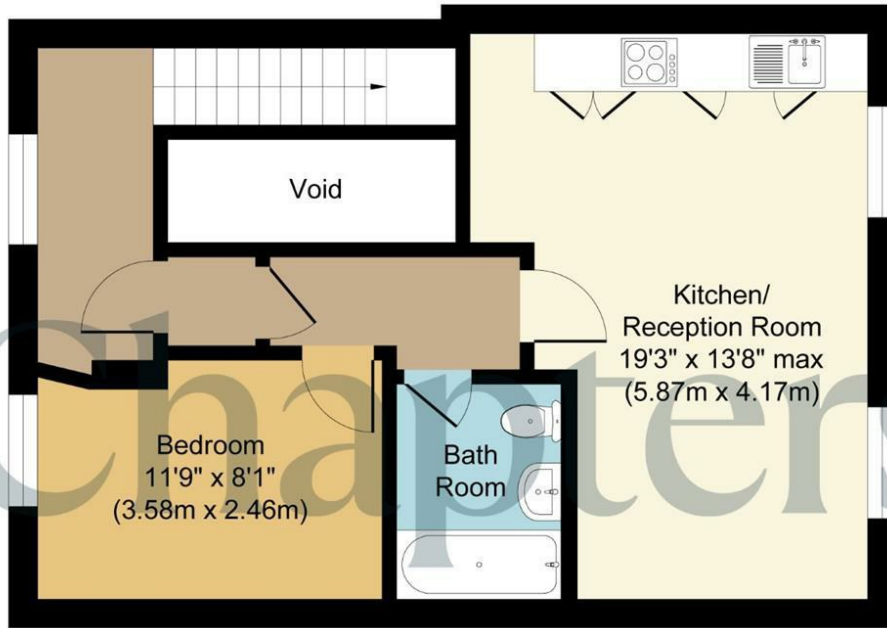




## Additional Information

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

Floor Area - sq ft  
Tenure - Leasehold



**Second Floor**  
**Approximate Floor Area**  
**419 sq. ft**  
**(38.90 sq. m)**

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	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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