

Chapters



GREENUPS VIEW WHARF STREET SOWERBY BRIDGE

£125,000
LEASEHOLD

Set within a historic riverside mill complex, this well presented one-bedroom, first-floor flat enjoys a peaceful and distinctive setting, surrounded on three sides by the River Calder. Although part of the mill, the property benefits from its own private entrance, offering an unusual level of independence and privacy for this type of home. Positioned safely above ground level, the flat enjoys attractive river views and a calm, secluded atmosphere. A rare opportunity to purchase a characterful riverside flat with private access, parking and a peaceful outlook, in a central yet tucked away Sowerby Bridge location. Early viewing is recommended.



• VIEWS OVER THE RIVER • ONE BEDROOM APARTMENT • DESIRABLE LOCATION • GOOD
TRANSPORT LINKS

Entrance

Entering through a wooden door with stairs leading to the entrance of the property. Entering through a composite door with doors leading to:

Living Room

Open plan living area, with double glazed windows and doors to three sides. French double glazed doors to Juliette balcony, feature ceiling beams, wooden flooring and two radiators.

Kitchen

Base Units with tiled splash backs, integrated oven with gas hob and extractor hood, plumbing for a washing machine, space for a fridge freezer and stainless steel sink with draining board.

Bedroom One

Double bedroom with double glazed windows to the side, built in wardrobes, and radiator.

Bathroom

Three piece bathroom suite with bath and overhead shower, WC and wash basin. Frosted window, spotlighting, tiled walls and radiator.



• OPEN PLAN KITCHEN LIVING AREA • SPACIOUS AND BRIGHT • ORIGINAL FEATURES



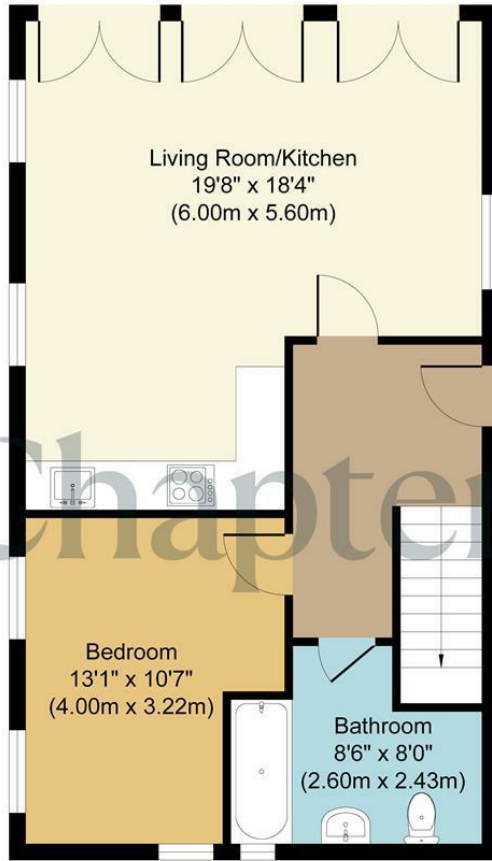




Additional Information

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

Floor Area - sq ft
Tenure - Leasehold



Approximate Floor Area
609 sq. ft
(56.56 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	72	72
(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	

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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