



Apartment 14 Hollas Lane, Sowerby BridgeHX6 2FB

welcome to

Apartment 14 Hollas Lane, Sowerby Bridge

A beautifully presented top-floor apartment in a popular residential location, offering bright and spacious accommodation. Featuring an open-plan kitchen and living area, two well-sized bedrooms, and positioned alongside the canal with scenic links between Sowerby Bridge and Hebden Bridge.



Situated in a sought-after residential location, this attractive top-floor apartment offers bright, well-presented accommodation throughout.

The property features a spacious open-plan kitchen and living area, creating a modern and versatile space ideal for everyday living.

There are two well-proportioned bedrooms and a well-appointed bathroom, with plenty of natural light and enjoying excellent views from the elevated position. The property also comes with an allocated parking space.

Occupying a desirable canalside setting, the property benefits from picturesque walking and cycling routes connecting Sowerby Bridge and Hebden Bridge, while remaining close to local amenities and transport links. An excellent opportunity for first-time buyers, young families, or those seeking a ready-to-move-into home.



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Apartment 14, Hollas Lane

- Beautifully Presented Top Floor Apartment
- Canalside Setting
- Great Location For Transport Links
- Close to Local Villiage and amenities
- Fantastic Residential Location

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1583.94

Ground Rent: 100.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SWB109494 - 0004

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.

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