



Gratrix Lane, Sowerby Bridge HX6 2PX

Not for marketing purposes INTERNAL USE ONLY

welcome to Gratrix Lane, Sowerby Bridge

- Spacious Open-Plan Living Accommodation
- Ensuite To Master Bedroom
- Allocated Parking Space
- Private Balcony
- Bright And Well-Maintained Throughout

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: C Service Charge: 1440.00
Ground Rent: Ask Agent

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.

£125,000

Well-presented first-floor two-bedroom flat with its own private entrance, offering bright and spacious accommodation throughout. Featuring two generous double bedrooms, including a master with ensuite, a modern open-plan kitchen/dining room, private balcony, and allocated parking.



Kitchen/Dining Room

20' 3" x 8' 11" (6.17m x 2.72m)

Lounge

21' 10" x 10' 4" (6.65m x 3.15m)

Bedroom 1

17' 4" x 9' 4" (5.28m x 2.84m)

En Suite

Bedroom 2

13' 9" x 10' (4.19m x 3.05m)

Bathroom

En Suite

8' 2" x 3' 3" (2.49m x 0.99m)

Bathroom

8' 1" x 5' 9" (2.46m x 1.75m)

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Property Ref:

SWB109583 - 0004

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