

# Peter David

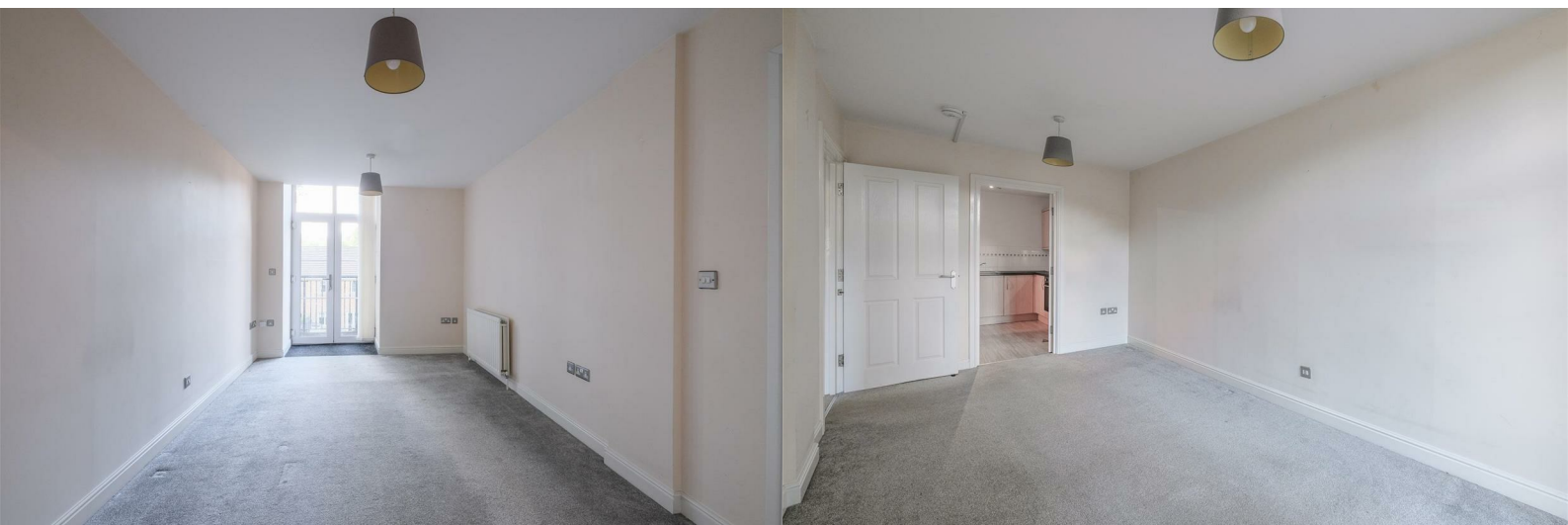
# Properties Ltd

Residential Sales and Lettings



**Gratrix Lane,**

**£115,000**





Nestled within the historic Lower Willow Hall Mill on Gratrix Lane, Sowerby Bridge, this charming two-bedroom apartment presents a delightful opportunity for those seeking a blend of modern comfort and character. The property benefits from its own private entrance, ensuring both convenience and a sense of independence.

The spacious living room is a true highlight, with floor-to-ceiling double-glazed patio doors that flood the space with natural light, creating a bright, airy, and inviting atmosphere. The adjoining, well-equipped kitchen complements the living area perfectly, making it ideal for both everyday living and entertaining.

The apartment features two thoughtfully designed bedrooms, including a master en suite that provides both privacy and convenience. A well-appointed bathroom and a practical storage room further enhance the home's functionality, while electric heating throughout ensures a cosy retreat during the colder months.

Residents enjoy the benefit of an allocated parking space, with additional visitor parking available. The location is particularly advantageous for commuters, offering easy access to the scenic Ryburn Valley, Halifax, and excellent rail links from Sowerby Bridge station to Leeds and Manchester.

Beyond its transport connections, the area provides a wealth of amenities, including local shops, a post office, and a leisure centre with swimming pool and gym. A vibrant selection of café bars and restaurants adds to the lively community atmosphere, making this apartment not just a home, but a lifestyle choice.

- TWO BEDROOM APARTMENT
- PRIVATE ENTRANCE
- MASTER WITH ENSUITE
- SOUGHT AFTER LOCATION
- STORE ROOM
- ALLOCATED PARKING
- EPC RATING - C
- COUNCIL TAX BAND - B

## Accommodation

### Livingroom

9'6" x 15'7" (2.9 x 4.75)

### Kitchen

13'11" x 9'8" (4.25 x 2.97)

### Bedroom one

9'10" x 16'10" (3.02 x 5.15)

### Ensuite

5'5" x 8'7" (1.67 x 2.62)

### Bedroom two

9'10" x 11'9" (3.02 x 3.6)

### Bathroom

5'6" x 8'7" (1.7 x 2.62)

### Lease details

Sinking Fund £200 p.a.

Ground rent £125 p.a reviewed every 25 years (next reviewed 2029)

Service charge £1391. 97p.a

Lease term 999 years from 2004

### Directions

Please use post code HX6 2PX for sat nav directions.

### PLEASE NOTE

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Peter David Properties**

**Lounge**  
2900 x 4750

**Bedroom 2**  
3025 x 3600

**Bedroom 1**  
3025 x 5150

**Kitchen**  
4250 x 2975

**Bathroom**  
1700 x 2625

**Ensuite**  
1675 x 2625

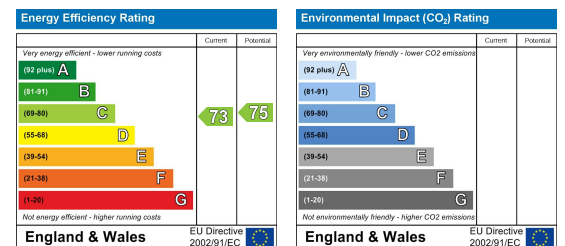
**HX6 2PX**  
Internal - 69m<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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