

**Wharf Street, Sowerby Bridge, HX6 2LA**
**£600**

Edkins & Holmes
ESTATE AGENTS

A well-presented one-bedroom apartment located in the Althorpe House development, ideally situated in Sowerby Bridge with excellent access to local amenities, transport links, and Halifax town centre. The property offers comfortable and practical living accommodation, making it ideal for a single professional or couple. Available at £600 per calendar month.
Council Tax Band: A EPC Rating D







**Entrance**
With entrance door, intercom, radiator

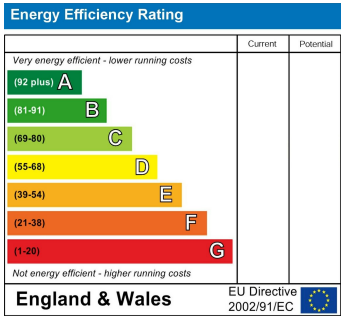
**Lounge 15'0" x 12'7" (4.576 x 3.855)**
Front facing double glazed windows, central heating radiator.

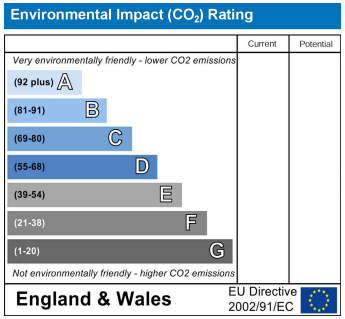
**Kitchen 9'7" x 8'1" (2.937 x 2.484)**
Newly fitted kitchen with stainless steel sink, induction hob, electric oven, extractor fan, plumbing for washing machine

**Bedroom 9'8" x 13'5" (2.956 x 4.092)**
Front facing double glazed window and gas central heating radiator.

**Bathroom**
Newly fitted throughout with fitted bath and shower over, wash hand basin and w.c. Partly tiled.

**Lettings Disclaimer**
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.









6a Stainland Rd, West Vale, Halifax, West Yorkshire, HX4 8AD
www.edkinsandholmes.co.uk • 01422 310044