



1 Low Laithes, Sowerby Bridge, HX6 1EN
Asking Price £100,000

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CHAIN FREE - This 2 bedroom, ground floor flat is situated in this popular residential location which is convenient for a wide range of amenities within Sowerby Bridge. The property would make an ideal purchase for those looking towards retirement and has gas fired central heating, uPVC double glazing and a rear garden area. Providing a lounge with garden access, separate kitchen, 2 bedrooms, shower room and off road parking space the property is offered for sale with vacant possession upon legal completion.



Entrance Hall

Having a central heating radiator.

Lounge

14'7" x 12'2" (4.45m x 3.71m)

Having a central heating radiator and sliding double glazed patio doors opening to the rear garden.



Kitchen

8'0" x 8'0" (2.44m x 2.44m)

Having a range of matching floor and wall units. There is a built-in gas hob and oven, 1 1/2 bowl stainless steel sink unit and mixer taps with side drainer, central heating radiator and uPVC double glazed window.

Bedroom 1

11'1" x 9'6" (3.38m x 2.90m)

Having a central heating radiator and uPVC double glazed window.

Bedroom 2

7'8" x 6'11" (2.34m x 2.13m)

Having a central heating radiator and uPVC double glazed window.

Shower Room

Having a 3 piece suite comprising low flush toilet, pedestal wash basin and shower cubicle.

OUTSIDE:

To the front of the property is an allocated parking space and to the rear is an enclosed lawned garden.



BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.



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01422 374811 elland@bramleys.com

DIRECTIONS:

Leave the centre of Sowerby Bridge. After passing beneath the viaduct, turn right onto Sowerby New Road passing Tesco and proceed up the hill and follow the road around to the right. After a short distance the turning for Low Laithes can be found on the right hand side. Follow the road where the property can be located on the left hand side.

TENURE:

Leasehold - Term: 999 years from 01/03/2002 / Rent: A peppercorn and service charge
Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

Band B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

Ground Floor

Approx. 46.6 sq. metres (501.4 sq. feet)



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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