

LOT**9**

Flat 2, The Royal Lofts, Sowerby St, Sowerby Bridge, West Yorkshire HX6 3BN

Guide price* £50,000–£60,000

Self-contained modern two bedroom first floor apartments to suit landlord investors or residential buyers but must be viewed

Location

Sowerby Bridge is a busy market town in West Yorkshire. The development is conveniently located near the heart of Sowerby Bridge with excellent access to amenities including a leisure centre, supermarket, good road and bus links, railway station within walking distance along with car parking within the immediate vicinity. The town features a canal wharf which is popular for eating and drinking, there are a host of award winning restaurants and is within easy reach of scenic open countryside including The Calderdale Way which is popular with ramblers and hill walkers.

Description

A modern and spacious 2 bedroom first floor apartment set within the heart of Sowerby Bridge. The development has lift and stairs; the flat is currently vacant with electric heating and is double glazed. The property has been let previously and Bridgfords projected rental income is £500 PCM / £6000 PCM so will suit buy to let investors, buyers looking for holiday let and residential buyers looking for a modern starter flat. This well presented flat is in a great location and viewing is advised.

Accommodation

Lift and stairs to the first floor. Private entrance hall, large lounge and dining area with windows to 3 sides offering

views across Sowerby Bridge, modern fitted kitchen, master bedroom with en suite shower room/W.C., second double bedroom with storage cupboard and additional separate shower room/W.C.

Tenure

Leasehold

EPC

Energy Efficiency Rating D

Auction Valuer

Lucy Crapper NAVA

Note

Plans shown are for information only and are not to scale. See legal pack for information on service charge and ground rent.



Viewing

Strictly by appointment with joint agent Blundells Auctions 0114 2541185 or Bridgfords Halifax branch on 01422 331100