



Gratrix Lane, Lower Willow Hall Mill Gratrix Lane, HX6

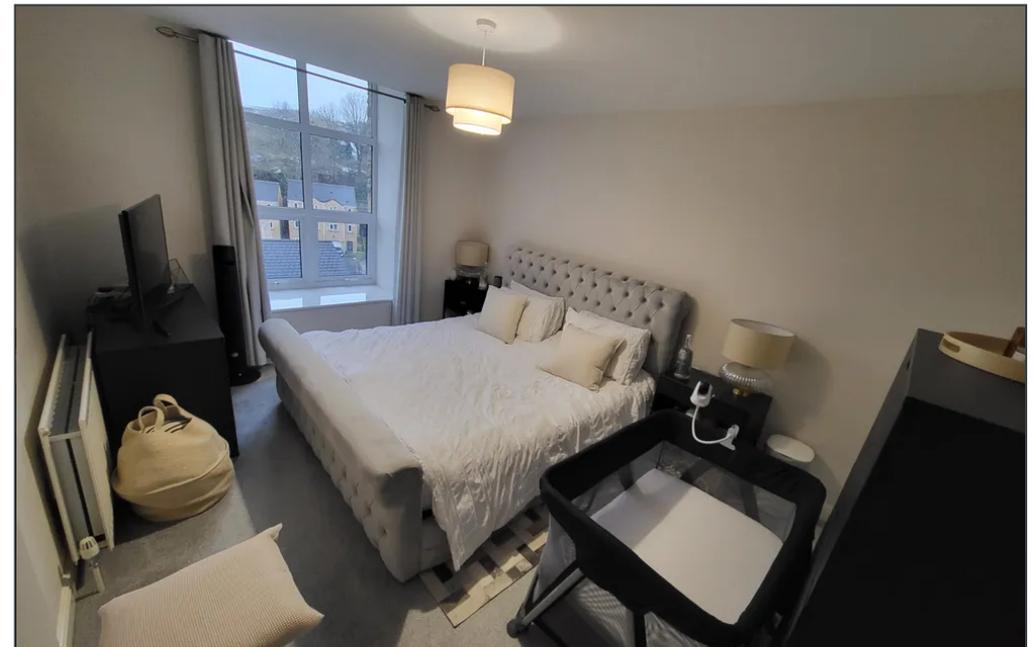
£150,000

W boococks
ESTATE AGENTS & LETTINGS

Property Description

Are you looking for a good sized home with two double bedrooms and two bathrooms? There's a lift up here, so anyone requiring single floor living doesn't need to worry too much about the stairs, but the real appeal for us is the space. Step inside and you'll enter a spacious hallway, with a large cloaks cupboard which is useful for a variety of purposes, and there's that good sized lounge with French doors and a Juliet balcony, and a separate kitchen with integrated appliances. The two double bedrooms may surprise you, and one has an en-suite shower room, whilst the house bathroom rounds off the inside. There's central heating and double glazing, too. Outside there are communal grounds and then car parking allocated to the apartment, along with further visitor parking spaces. All this and it's situated in Willow Hall, just off Sowerby Bridge, with all the shops and other amenities on offer.

EPC Rating: C



Key Features

- ✓ Single floor living
- ✓ Prestigious development
- ✓ Separate kitchen
- ✓ Two double bedrooms
- ✓ Two bathrooms
- ✓ Allocated car parking



Rooms

ENTRANCE HALL

A spacious entrance hall with a large cloaks and airing cupboard, ideal for coats and shoes, but which might make a good occasional work space, too.

LOUNGE

18' 1" x 9' 7" (5.51m x 2.93m)

A good sized room with French doors and a Juliet balcony enjoying the views.

KITCHEN

9' 7" x 7' 5" (2.93m x 2.26m)

With a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds, a sink unit and integrated electric hob to extractor hood and electric oven.

BEDROOM ONE

14' 1" x 10' 6" (4.28m x 3.21m)

A good sized double bedroom which has an entrance not included in the measurements. (Please see the floor plan.) With plenty of space for furniture.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite consisting of a low level WC, a wash basin and a shower enclosure to part tiled walls.

BEDROOM TWO

13' 11" x 9' 11" (4.24m x 3.02m)

Another good double bedroom, again with plenty of space for furniture.

BATHROOM

Fitted with a three piece suite consisting of a low level WC, a wash basin and a panelled bath to part tiled walls.

External Areas

Garden

There are communal grounds for residents to enjoy.

Allocated Parking

1 Parking Space

The properties have allocated car parking spaces, and there are further visitor spaces.

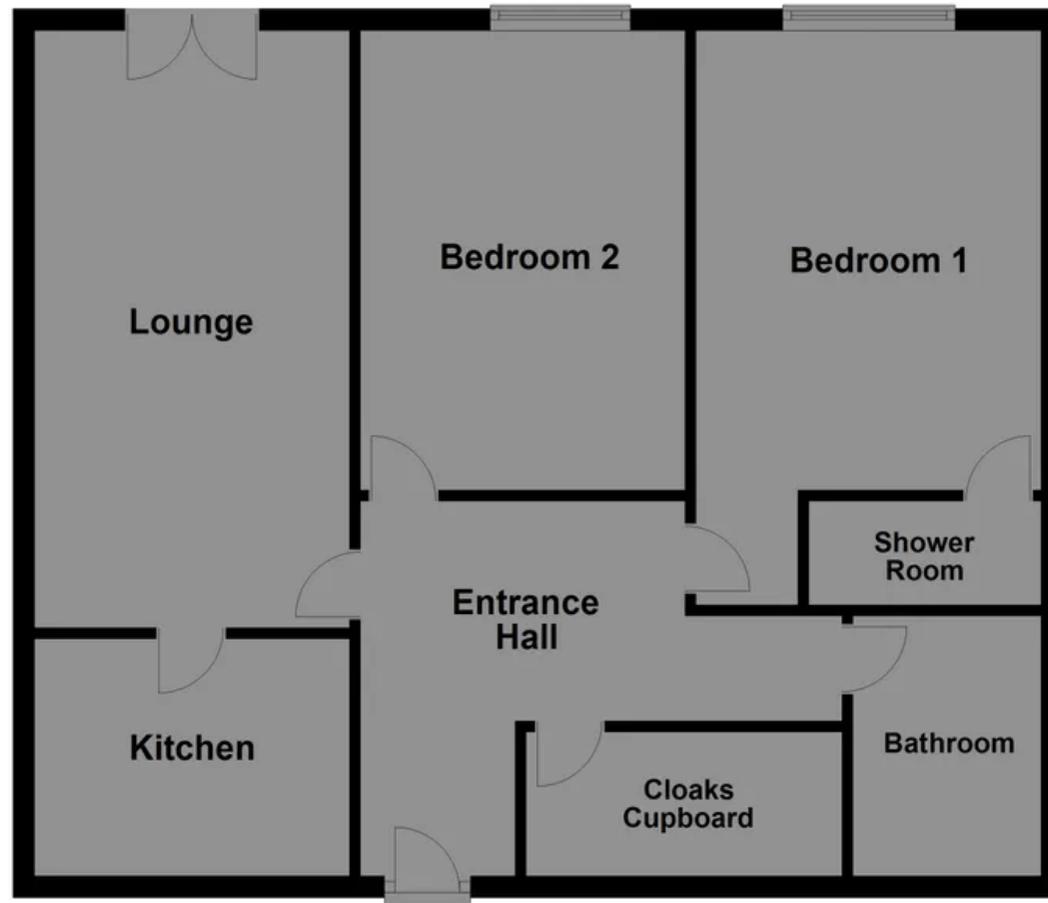






All

First Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.

Boococks

01422 386376

agency@wilkinsonwoodward.co.uk

