



**Grange Manor  
Sowerby Croft Lane  
Sowerby Bridge  
HX6 3SF**



A SUPERIOR TWO DOUBLE BEDROOMED APARTMENT SITUATED ON THE UPPER GROUND OF THIS IMPRESSIVE PROPERTY WHICH COMPRISES JUST 12 EXCLUSIVE APARTMENTS. The apartment forms part of a dated development and over looks maintained communal gardens with stunning panoramic views beyond across the golf course and surrounding countryside. Norland is a particularly sought after and desirable village which is accessible for the M62 motorway. The accommodation is served by a gas central heating system, PVCu double glazing and briefly comprises; Communal entrance hall leading to hallway, spacious living room with French doors and Juliet balcony taking advantage of the lovely aspect, fitted dining kitchen with a host of appliances there are two double bedrooms and large travertine tiled bathroom with separate shower. Externally the property is approached through electric gates where there are two designated parking spaces, visitor parking, bin store and maintained communal gardens.

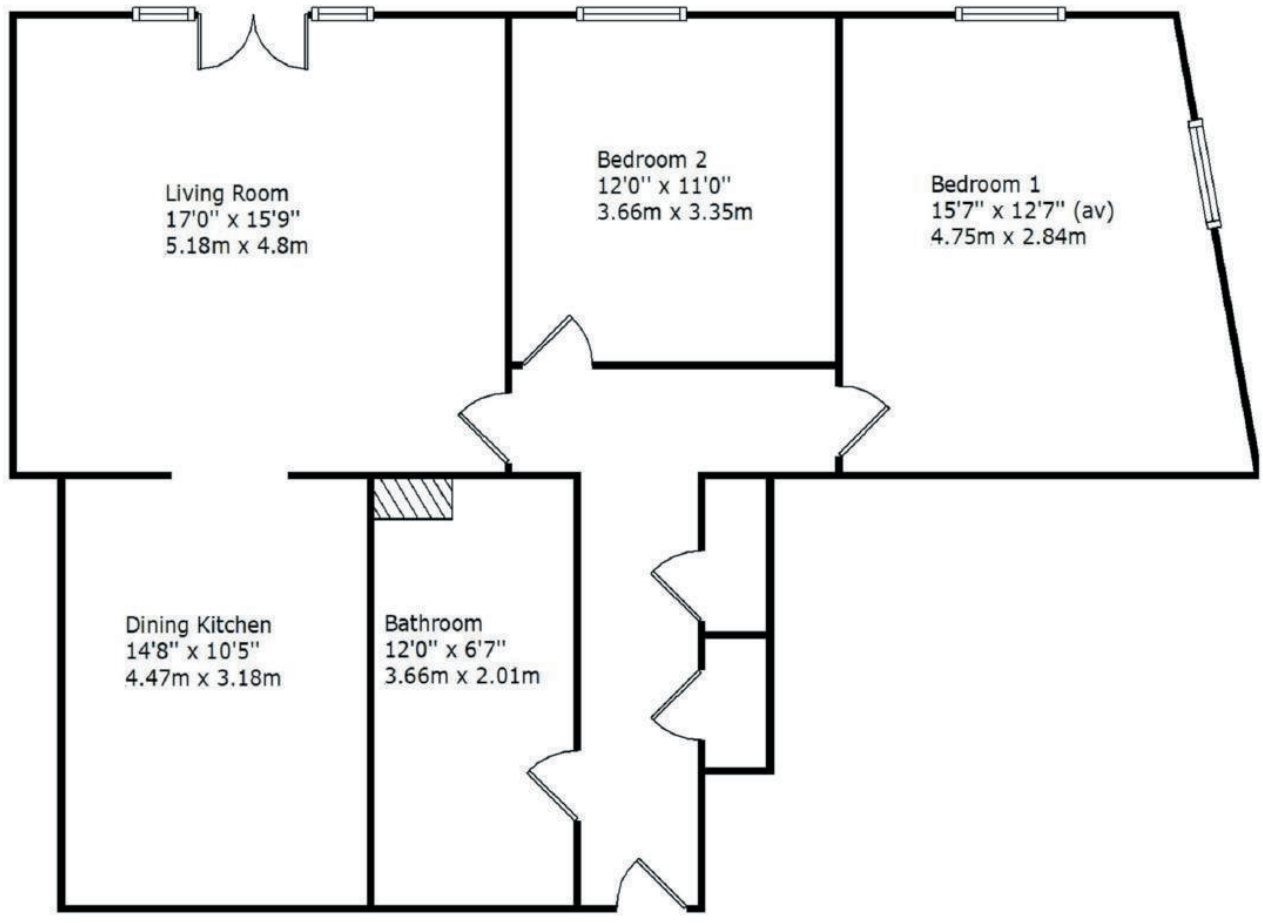
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## Grange Manor Norland



Drawing: SB-Pen-16-0023





## THE ACCOMMODATION COMPRISES

The apartment is approached up some external stone flagged steps with wrought iron balustrade leading to a timber panelled and bevelled glass door which opens into a communal entrance hall. From the hallway an oak panelled door opens into the apartment which comprises as follows;

### ENTRANCE HALL

With inset ceiling downlighters, ceiling coving, central heating radiator, deep skirting boards, video entry phone system and with two useful storage cupboards. From the hallway access can be gained into the following rooms;

### LIVING ROOM

*17'0 x 15'9 (5.18m x 4.80m )*

This spacious and well proportioned reception room has a high ceiling with inset downlighters and coving, there is a central heating radiator, deep skirting boards and with lots of natural light from two PVCu wood grain effect double glazed windows with central wood grain effect PVCu French doors with Juliet balcony all of which look out over the communal gardens together with golf course beyond and some lovely far reaching viewings. To the rear of the living room there is a wide doorway giving access to a dining kitchen.



## DINING KITCHEN

*14'8 x 10'5 (4.47m x 3.18m)*

Once again this is a well proportioned and well fitted room which has a high ceiling with inset downlighters, ceiling coving, central heating radiator, travertine tiled floor and having a range of ivory shaker style base and wall cupboards, drawers and complimented by rolled edge granite worktops with matching granite splashbacks, there is inset one and half bowl sink with chrome monobloc tap, Belling range style cooker with matching Belling extractor hood over, there is an integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher and concealed lighting beneath the wall cupboards.



### **BEDROOM ONE**

*15'7 x 12'7 Average. (4.75m x 3.84m Average.)*

A generous double room with dual aspect PVCu wood grain effect double glazed windows both of which enjoy some fabulous far reaching views over the golf course and surrounding countryside, there are inset ceiling downlighters, ceiling coving, central heating radiator and deep skirting boards.



### **BEDROOM TWO**

*12'0 x 11'0 (3.66m x 3.35m )*

A double room which is situated adjacent to bedroom one and once again from here there is a lovely aspect over the properties communal gardens, golf course and views across surrounding countryside. There are inset ceiling downlighters, ceiling coving, central heating radiator and deep skirting boards.





## BATHROOM

*12'0 x 6'7 (3.66m x 2.01m)*

With inset ceiling downlighters, extractor fan, ceiling coving, floor to ceiling travertine tiled walls and floor together with a large mirror, two large chrome ladder style heated towel rails and fitted with a white suite comprising; Double ended Jacuzzi style bath with tiled side panel, Laufen wall hung hand wash basin with chrome monobloc and Laufen wall hung low flush w.c with concealed cistern together with a walk in shower with curved glazed shower screen and chrome shower fitting.



## OUTSIDE

### PARKING

The property has a secure walled car park which is approached through twin wrought iron electric gates with video entry system and leading to two designated parking spaces together with visitor parking.



### GROUNDS

The property stands within a maintained communal grounds with tree lined boundary to the front with planted flowers and shrubs and bin store. The communal gardens are located predominately to the rear where there are teared lawned areas together with mature trees, flowers and shrubs and with some beautiful views over the golf course and surrounding countryside.

## GROUNDS



## ADDITIONAL DETAILS

### CENTRAL HEATING

The property has a gas central heating system.

### DOUBLE GLAZING

The property has PVCu wood grain effect double glazing.

### SECURITY

The property has a video entry phone system with communal electric gates.

### SERVICE CHARGE

The service charge for the property is currently £200 per calendar month.



### **VIEWING:**

For an appointment to view, please contact the Ripponden Office on 01422 417000

### **DIRECTIONS**

From Ripponden take Elland Road and continue up the hill passing The Fleece public house and after a further quarter of a mile turn left towards Norland. Proceed past The Rock inn and the Moorcock Inn and into Norland village. Turn left at the crossroads onto Sowerby Croft Lane where Grange Manor will be found on the left hand side.

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FLOOR PLANS**

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **IMPORTANT NOTES**

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

### **MAILING LIST**

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### **MEASUREMENTS**

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIME**

### **7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9.00 am to 4.00 pm

Sunday - 11.00 am to 2.00 pm

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