



Sowerby Croft Lane, Norland, HX6 3SF
Offers over £190,000

E&H Holmes
ESTATE AGENTS

With far reaching valley views, this two bedroom, corner apartment is in the exclusive, gated Grange Manor complex. The property is completed to a high standard throughout with the quality fitted kitchen having a full range of integrated appliances and is open plan to the living area. There are two bedrooms, one of which has en-suite plus a house bathroom. Externally the apartment has two allocated parking spaces and access to the beautiful communal gardens which overlook Ryburn golf course.



Communal Entrance

Access via secure intercom.

Entrance Hall

Door to the front elevation. Radiator.

Living/ Dining Kitchen 23'11" x 11'2" (7.302 x 3.429)

Fitted kitchen with wall and base units. Sink. Electric oven and gas hob. Stainless steel and glass cooker hood. Integrated washing machine, dishwasher, fridge and freezer. Double glazed windows to the front and side. Radiators.

Master Bedroom 10'11" x 10'3" (3.329 x 3.144)

Double glazed window to the side. Radiator.

En suite

W/C. Wash hand basin. Shower cubicle. Full tiling. Extractor fan.

Bedroom Two 15'5" x 8'3" (4.713 x 2.538)

Double glazed window to the side. Storage cupboard. Boiler.

Bathroom

Chrome towel radiator. Bath with mixer taps. Wash hand basin. Extractor fan. W/C. Full tiling.

To the Outside

Parking

Two allocated parking spaces.

Garden

Communal gardens with barbeque.

Tenure

This property is freehold with with each apartment owning a 1/12th share of the Grange Manor Management Company Ltd.

Service charge will be paid for by the vendors until January 2022. After consultation with the management company it is forecast that the service charge will be circa £200 per calendar month for 2022.

The service charge includes: Building insurance, window cleaning, weekly cleaning of all communal areas, lighting for communal areas, gardening, all exterior windows and doors, all exterior maintenance costs for walls and roof, car park, security lighting and CCTV coverage, electric gates with intercom, eco-friendly waste system, block management agent to assist directors in the day to day maintenance of service systems, contractors, repairs, accounts etc.

Council Tax

We have been informed by the vendor the property 's council tax is band C with Calderdale Council.

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.

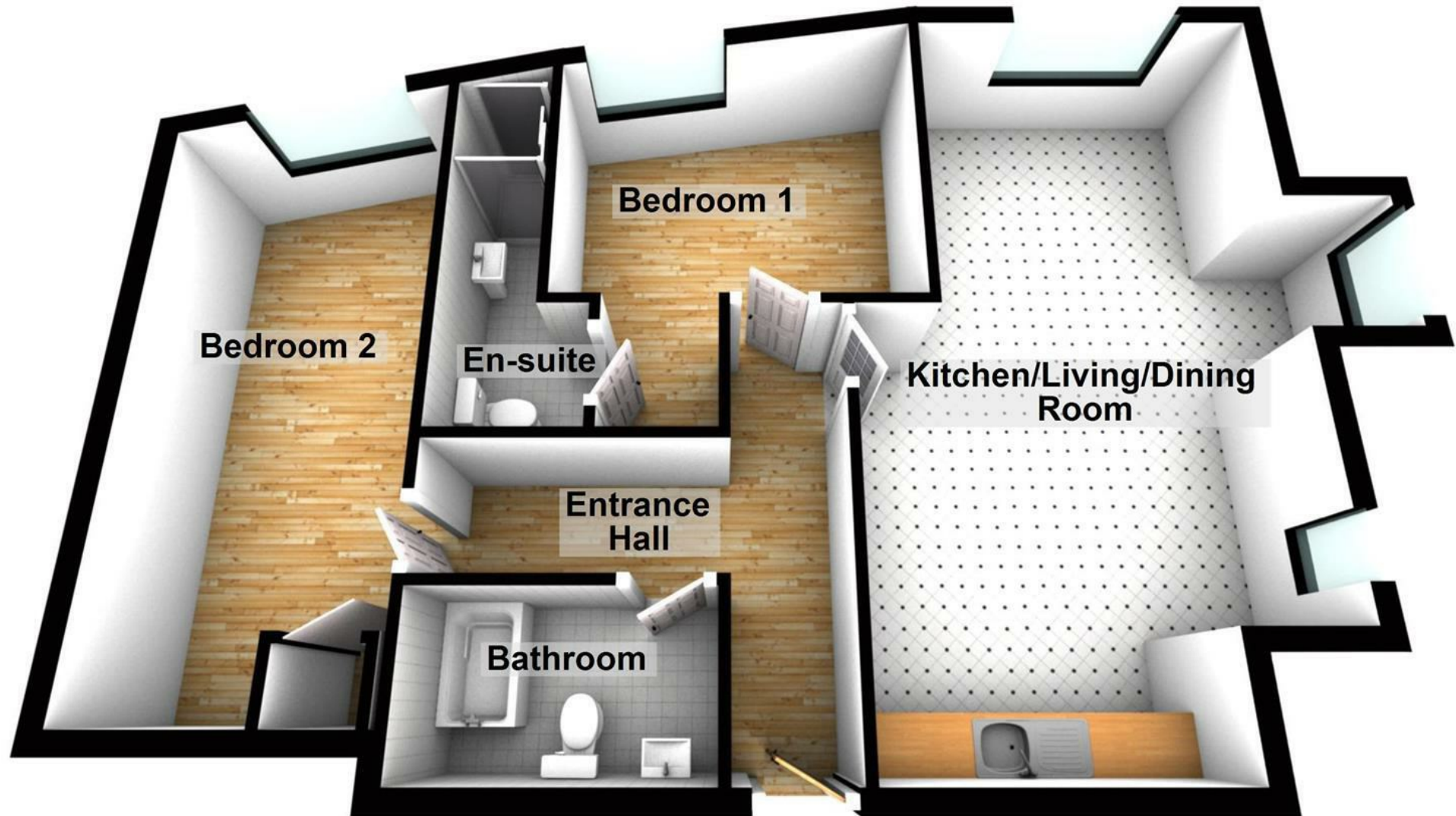
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





Ground Floor



This floor plan is intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpets, flooring, appliance spaces or items of furniture fixed or free standing. Plan produced using PlanUp.