



**48 THE RIVERINE  
SOWERBY BRIDGE  
HX6 3LY**

Looking for modern living on one floor without sacrificing space? Would you like to be in a more peaceful location? Do you want to be near to the shops and amenities in Sowerby Bridge? Set to this lovely, scenic location beside the canal basin, is The Riverine, a prestigious apartment complex which forms its own little community. Enter the complex through the secure vehicle gates and park in the allocated parking space before walking along to the building entrance where you will find a spacious hallway which leads to the apartments. Number 48 is a short walk along the ground floor and consists of a lovely hallway with cloakroom/WC and ample storage. The good sized living room is screened from the well fitted kitchen and French doors lead out to a private balcony. There are two double bedrooms and a nice bathroom, and the property is double glazed and has electric wall heating. We think it's a great place to live and it has a nice feel around the complex, and we think you will, too. Come and have a look and see for yourself.

**£120,000**

## ENTRANCE HALL

With an intercom entry phone, the security alarm control panel, an airing cupboard and a useful storage cupboard.

## LIVING ROOM

5.52 x 4.80 narrowing to 2.38 (18'1" x 15'9" narrowing to 7'10")

With plenty of room for lounge and dining areas, an archway leading to the kitchen and french doors leading out to the balcony.



## PRIVATE BALCONY

2.62 x 1.54 (8'7" x 5'1")

A nice private area to sit out, ideal for a table and chairs.



## KITCHEN

2.39 x 2.10 (7'10" x 6'11")

Nicely fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds and incorporating a stainless steel sink unit with mixer tap and integrated appliances including a four ring ceramic hob to hood, an electric oven and fridge freezer.



## BEDROOM ONE

3.53 x 2.89 (11'7" x 9'6")

A nice double bedroom with French doors leading out to the rear.



## BEDROOM TWO

3.53 x 2.58 (11'7" x 8'6")

A second double bedroom.



## BATHROOM

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



## WC

Fitted with a white two piece suite consisting of a low level WC and a wash basin.



## OUTSIDE

There is a designated parking space within this secure gated community, with further parking for visitors.



## ADDITIONAL INFORMATION

Tenure: Leasehold.

Lease Term: TBC

Ground Rent: £TBC

Service Charge: £TBC

## DIRECTIONS

From Halifax town centre proceed along King Cross Street merging on the right with King Cross Road and Aachen Way. Proceed along this road until reaching the traffic lights at King Cross. At the traffic lights take the A646 Rochdale Road towards Sowerby Bridge. At the mini roundabout turn right. At the traffic lights go straight ahead then immediately left into Chapel Lane which takes you down past The Navigation public house. Proceed over the bridge and The Riverine Apartment complex is on the right hand side.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# 48 THE RIVERINE, SOWERBY BRIDGE, HX6 3LY

## Ground Floor



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