





# 10 GREENUPS MILL

SOWERBY BRIDGE | HX6 2AQ

This one-of-a-kind, top floor mill conversion enjoys a quiet location while only minutes away from the convenient amenities of Sowerby Bridge's town centre.

The two bedroom apartment boasts many unique features, including exposed beams, roof trusses and high ceilings. A Juliet balcony in the living area offers picturesque views towards Wainhouse Tower. The accommodation comprises an attractive living room with high ceilings and exposed roof trusses, and archway leading to the fitted dining kitchen, two double bedrooms and a three-piece bathroom. A large loft offers plenty of storage space and the potential to convert.

There is a designated parking space and additional visitor parking. The railway station with direct trains to Leeds and Manchester is within walking distance.

The property is priced for a quick sale and is available with NO UPWARD CHAIN and Management Fees have been PAID IN FULL FOR 2024.

## ACCOMMODATION

Entrance Hall  
Living Room  
Dining Kitchen  
Bedroom 1  
Bedroom 2  
Bathroom

COUNCIL TAX

A

EPC RATING

D

### INTERNAL

The property is entered from the communal landing into a spacious entrance hall which has a useful storage cupboard and loft access.

The attractive sitting room features the original full height ceiling of the old mill with exposed trusses and a high level circular window. Double doors open onto a Juliet balcony and afford fabulous views over the valley. An archway from the living room leads into the spacious dining kitchen which features exposed ceiling beams. The kitchen is fitted with a range of white wall and floor mounted cupboards with laminate worksurfaces and tiled splashbacks incorporating a 1½ bowl stainless steel sink unit with mixer tap over, four ring gas hob with double electric oven below and extractor hood above. Appliances include a washing machine, slot-in dishwasher and free-standing fridge/ freezer.

There are two double bedrooms, both of which enjoy far-reaching views along the valley, and the accommodation is completed with a three-piece bathroom comprising bath with Mira power shower over, WC and pedestal wash basin. There is tremendous loft space for storage that has the potential to convert into additional living space, as done by other apartments in Greenups Mill.

### EXTERNAL

There is designated parking for one car, plus additional visitor parking.

### LOCATION

Greenups Mill is located in the centre of Sowerby Bridge, close to the extensive amenities including supermarkets and a range of shops, pubs and restaurants. There is a health centre, dental surgeries, veterinary practice and leisure centre with swimming pool.

The mainline Railway Station is also within easy walking distance, with direct lines to Leeds and Manchester. The M62 motorway (J24) is within 15 minutes' drive allowing speedy access to the motorway network.

### SERVICES

All mains services. Gas central heating, boiler located in dining kitchen.

### TENURE & FEES

Leasehold with 999-year lease from 1<sup>st</sup> January 1995.

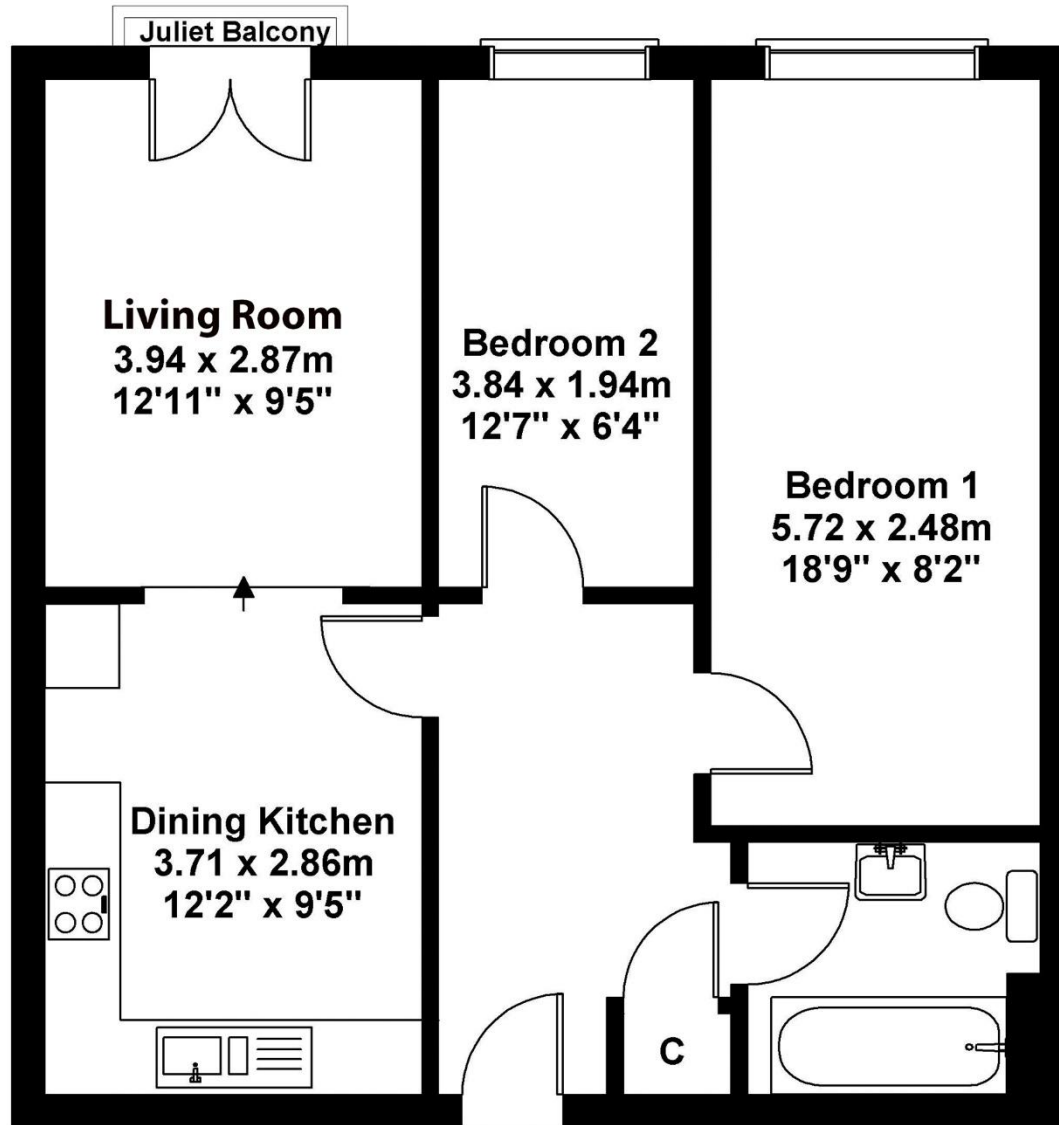
Service charge for 2024 - £3137.50 including building and flood insurance. Ground rent £15 per annum.

### DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge, proceed under the railway bridge and to the pelican crossing, then turn right and immediately right again (under the arch). Proceed downhill and where the road forks take the right hand side and Greenups Mill is immediately opposite.



Approximate gross internal area 620 sq ft - 57 sq m



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