



**Back Fold  
Ripponden  
Sowerby Bridge  
West Yorkshire  
HX6**

**Offers In Excess Of £399,000**

**bettermove** 

# Back Fold

## Sowerby Bridge

Bettermove are proud to present this block of apartments, containing 4 flats, available with no forward chain.

This property is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

Each flat has their own EPC rating, they all have double glazing, flats 1, 2 & 3 benefit from electric heating, with flat 4 having gas central heating. There is on street parking available.

Each flat is a council tax band A.

The property comprises four flats located across the first and second floor of the three storey, multi-use block. Each flat is well presented throughout, with the second floor flats showcasing characteristic features, and consists of spacious living rooms, modern kitchen and bathrooms, and double bedrooms.

The ground floor of the building has been sold separately.

Located in the sought after village of Rippenden, Sowerby Bridge, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Sowerby Bridge Train Station (3.1 miles), a variety of local bus routes, and quick access to the M62.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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