

Peter David

Properties Ltd

Residential Sales and Lettings



Hollins Lane,

Offers Over £325,000





Located off Hollins Lane in the ever popular town of Sowerby Bridge, this delightful south-facing detached residence presents an excellent opportunity for those seeking a spacious family home. Boasting four well-proportioned bedrooms, this property is perfect for families or those looking for extra space. The generous reception room offers a welcoming atmosphere, ideal for both relaxation and entertaining.

The property includes a detached double garage, offering ample storage or potential for a workshop, alongside parking for up to four vehicles, ensuring convenience for residents and guests alike. The well established gardens and wonderful balcony provide ample outside space to enjoy the outdoors with a growing family.

While the home is in need of some modernisation, this presents a unique opportunity for buyers to personalise and enhance the property to their taste. With no upward chain, the process of acquiring this home is made simpler, allowing for a smoother transition into your new abode.

Set in a desirable location, this residence is well-positioned to take advantage of the local amenities and the picturesque surroundings that Sowerby Bridge has to offer. Whether you are looking to invest in a family home or a project to make your own, this property is a must-see. Embrace the potential and make this house your dream home.

- SOLD WITH NO UPWARD CHAIN
- DETACHED SOUTH FACING RESIDENCE
- POTENTIAL FOR EXTENSION (Subject to relevant planning)
- FOUR BEDROOMS
- TWO BATHROOMS
- GREAT LOCATION
- LARGE TERRACED BALCONY TO ENJOY GLORIOUS LONG DISTANCE VIEWS
- BEAUTIFUL MATURE GARDENS WITH AMPLE OFF ROAD PARKING
- SPACIOUS DOUBLE GARAGE WITH AUTOMATIC DOOR
- IN NEED OF SOME MODERNISATION REFLECTED IN THE ASKING PRICE

Accommodation

Entrance hall

Lounge

12'3" x 18'4" (3.75 x 5.6)

Kitchen

14'5" x 9'1" (4.4 x 2.77)

Dining room

12'5" x 8'9" (3.8 x 2.67)

Shower room

5'3" x 5'10" (1.62 x 1.8)

First floor

Bedroom one

12'5" x 11'1" (3.8 x 3.4)

Bedroom two

12'4" x 8'2" (3.77 x 2.5)

Bedroom three

9'0" x 9'10" (2.75 x 3.02)

Bedroom four

13'1" x 6'10" (4 x 2.1)

Bathroom

7'1" x 7'9" (2.17 x 2.37)

Double garage

18'0" x 18'10" (5.5 x 5.75)

Directions

Please use post code HX6 2RP for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Peter David Properties

Front

Lounge
3750 x 5600

Dining
3800 x 2675

Kitchen
4400 x 2775

Shower Room
1625 x 1800

1st Floor

Bedroom 2
3775 x 2500

Bed 3
2750 x 3025

Bedroom 1
3800 x 3400

Bed 4
4000 x 2100

Bathroom
2175 x 2375

Double Garage
5500 x 5750

HX6 2RP

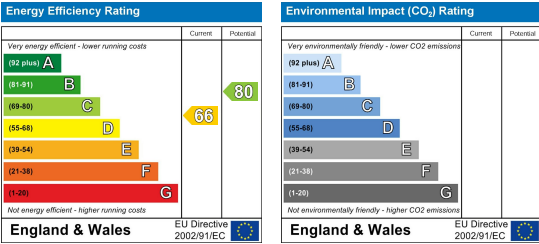
Internal - 141m2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.