



Hollings Grove, Hollins Lane, Sowerby Bridge, HX6 2RW

welcome to

Hollings Grove, Hollins Lane

Briefly comprising of three bedrooms, kitchen/diner, living room, double cellar, family bathroom, utility room, additional w/c and an enclosed rear garden. Please call us to arrange a viewing before it's gone. We expect this to be popular!



Ground Floor

Enter the property from street level on the ground floor.

Entrance Hallway

Entrance hallway has stairs leading to first floor living accommodation and lower ground floor, doors lead to ground floor accommodation. With traditional style decorative flooring.

Kitchen/ Diner

15' 1" x 13' 10" (4.60m x 4.22m)

The kitchen diner is a good size and benefits from a double glazed window to the front aspect. Fitted with a combination of two tone wall and base units, set out in an L-shape layout around a central island, The work surfaces and island top are an attractive solid wood. With splashback tiling, pendant lights over the island area and ceiling spotlights. This is a wonderful space for entertaining guests, finished and presented to a high standard.

Ground Floor Cloaks

The useful downstairs cloaks has a low flush w/c and wash hand basin.

Living Room

15' 5" x 15' 4" (4.70m x 4.67m)

A spacious living room with easily enough space for usual living furniture. With solid wooden flooring, the room has benefit of character features like its ceiling rose. Benefiting from ceiling spotlights and double glazed patio doors leading to the rear garden.

Lower Ground Floor

Take the stairs from the entrance hallway down to lower level accommodation.

Utility

9' 8" x 4' 3" (2.95m x 1.30m)

There is a useful utility room which has plumbing and power for washer, dryer and some storage units and work surface space.

Store Rooms

There are a number of useful storage rooms to the front half of the property that could be further developed or utilised as a workshop etc.

Reception Room

15' 5" x 14' 5" (4.70m x 4.39m)

The largest room down on this level could be used for a multitude of purposes, including a second sitting room, gym, bedroom (subject to planning) playroom, home office etc. A great, adaptable space with room to add value.

First Floor

Take the stairs from entrance hallway to first floor accommodation.

Master Bedroom

15' 4" x 12' 3" (4.67m x 3.73m)

The master bedroom is a good size room with easily enough space for a double bed and usual bedroom furniture. The room also has a Juliet balcony, which is south facing and offers wonderful distant views across the valley.

Bedroom Two

14' 9" x 13' 8" (4.50m x 4.17m)

The second bedroom is currently used as a single room, but would easily accommodate a double bed and furniture if required. With double glazed window to the front aspect.

Family Bathroom

11' 7" x 7' 4" (3.53m x 2.24m)

A modern, well appointed family bathroom, comprising a walk in shower cubicle, double pedestal sink, low flush w/c and bath. Finished with a heated towel radiator and frosted double glazed window.

Second Floor

Take the hidden staircase from first floor landing to the second floor.

Bedroom Three

19' 11" x 12' 9" (6.07m x 3.89m)

The third bedroom is situated on the second floor and is a good sized double room. With access to undereaves storage at both sides.

Additional / External

The property has benefit of on-street parking at the front of the property, as well as an enclosed garden to the rear. Offering stunning views, largely south facing and low maintenance, it is a peaceful spot to enjoy.



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welcome to

Hollings Grove, Hollins Lane SOWERBY BRIDGE

- Character Features Throughout
- Convenient Location
- Immaculately Presented Throughout
- Spacious Room Sizes
- Enclosed South Facing Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over
£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SWB108869 - 0003

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