





# 12 HOLLY VIEW

TRIANGLE | HX6 3LS

Conveniently located in a residential area in the popular village of Triangle this stone-built back-to-back terraced cottage offers deceptively spacious living arranged over four floors.

Accommodation briefly comprises a sitting room, dining kitchen, two double bedrooms and shower room.

This over-dwelling property is in need of a program of modernisation and would be ideal for those buyers seeking a project or buy-to-let investment.

Available with NO UPWARD CHAIN

**Being sold via Secure Sale online bidding.  
Terms & Conditions apply. Starting Bid £49,000**



## LOWER GROUND FLOOR

Dining Kitchen

## GROUND FLOOR

Sitting Room

## FIRST FLOOR

Bedroom 1

Shower Room

## SECOND FLOOR

Bedroom 2

COUNCIL TAX    EPC RATING

A

E

### INTERNAL

The property is entered directly into the sitting room with open stone fireplace housing a wood burning stove (currently not in working order). Open staircases lead down to the dining kitchen and up to the first floor accommodation.

The dining kitchen is on the lower ground floor and houses base and wall units with complementary worktops and stainless steel sink, space for a slot-in electric oven and fridge freezer as well as plumbing for a washing machine and dishwasher.

There is a large double bedroom on the first floor with window affording fabulous views over the Ryburn Valley. Adjacent to the bedroom is a three-piece shower room with mains-fed shower, WC and wall mounted wash basin. Bedroom 2 is on the second floor and benefits from a Velux rooflight, built-in wardrobes and useful under-eaves storage.

### EXTERNAL

Balcony footpath with far-reaching views.

### LOCATION

The property is located in the heart of the village of Triangle with its village school, day nursery, post office and general store all close by. The M62 is within 15 minutes' drive allowing speedy access for commuters to Leeds, Bradford and Manchester, and there is a regular public bus service offering services towards Ripponden and Halifax. The neighbouring town of Sowerby Bridge offers a wide range of local amenities including a supermarket and a range of shops, pubs and restaurants.

### SERVICES

All mains services. Gas central heating, boiler in shower room.

### TENURE

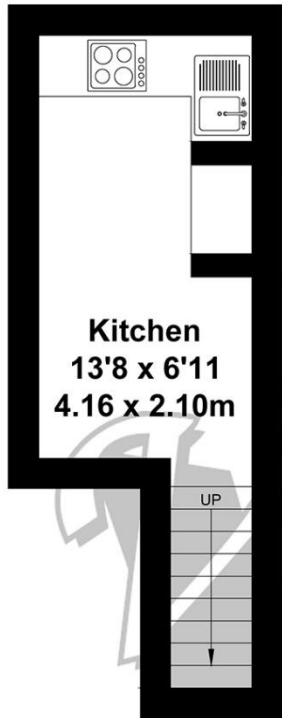
Freehold.

### DIRECTIONS

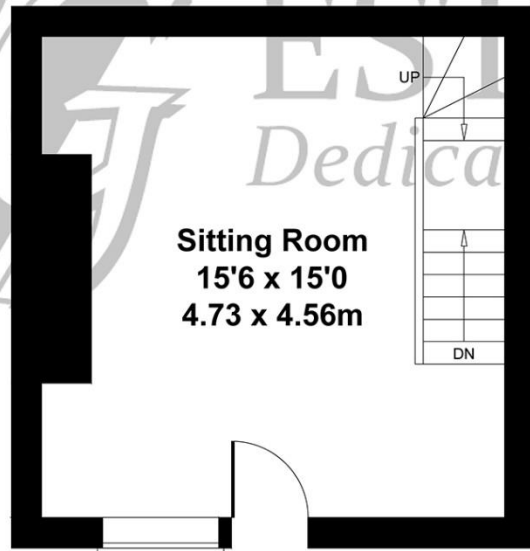
From Ripponden take the A58 Halifax Road towards Sowerby Bridge. On reaching Triangle continue past the Triangle Inn and the post office, turning left into Butterworth Lane, then first right into Hollin Street. Park on the left and access 12 Holly View via a footpath with wrought iron railing on the right hand side (just before number 16 Hollin Street). Number 12 is the third property along indicated by our For Sale board.



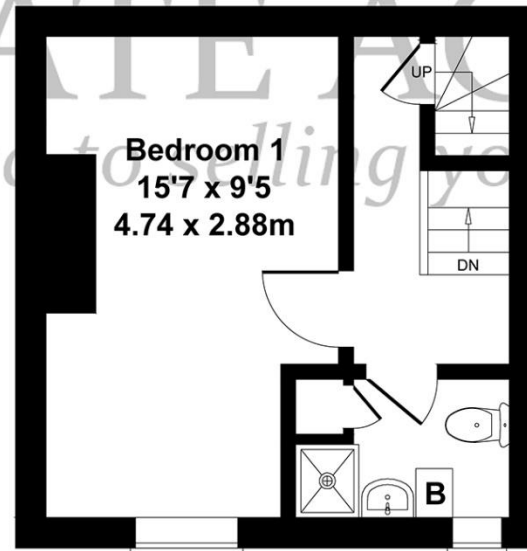
Approximate Gross Internal Area  
743 sq ft - 69 sq m



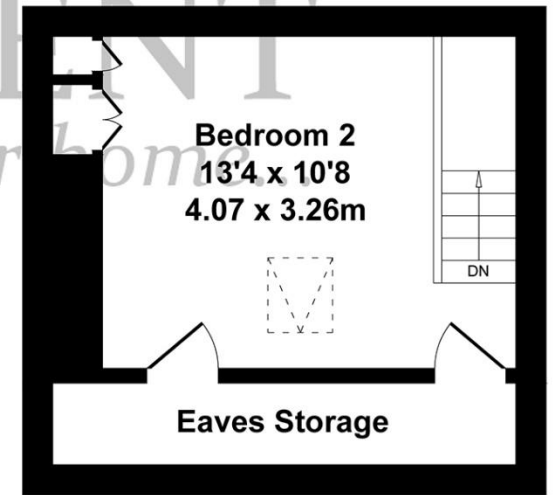
**LOWER  
GROUND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

**IMPORTANT NOTICE**

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**MONEY LAUNDERING REGULATIONS**

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.