



12 HOLLY VIEW

TRIANGLE | HX6 3LS

An ideal first home or investment property, 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 has recently undergone a program of modernization, including new bathroom and kitchen in addition to new insulation and boiler, improving the energy efficiency and comfort.

Available with NO UPWARD CHAIN



LOWER GROUND FLOOR

Dining Kitchen

GROUND FLOOR

Sitting Room

FIRST FLOOR

Bedroom 1

Shower Room

SECOND FLOOR

Bedroom 2

COUNCIL TAX EPC RATING

A

C

INTERNAL

The property is entered directly into the sitting room with open stone fireplace. 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 an integrated electric oven and hob and plumbing for an under counter washing machine.

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 newly installed three-piece shower room with shower, WC and wall mounted wash basin with storage under. 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

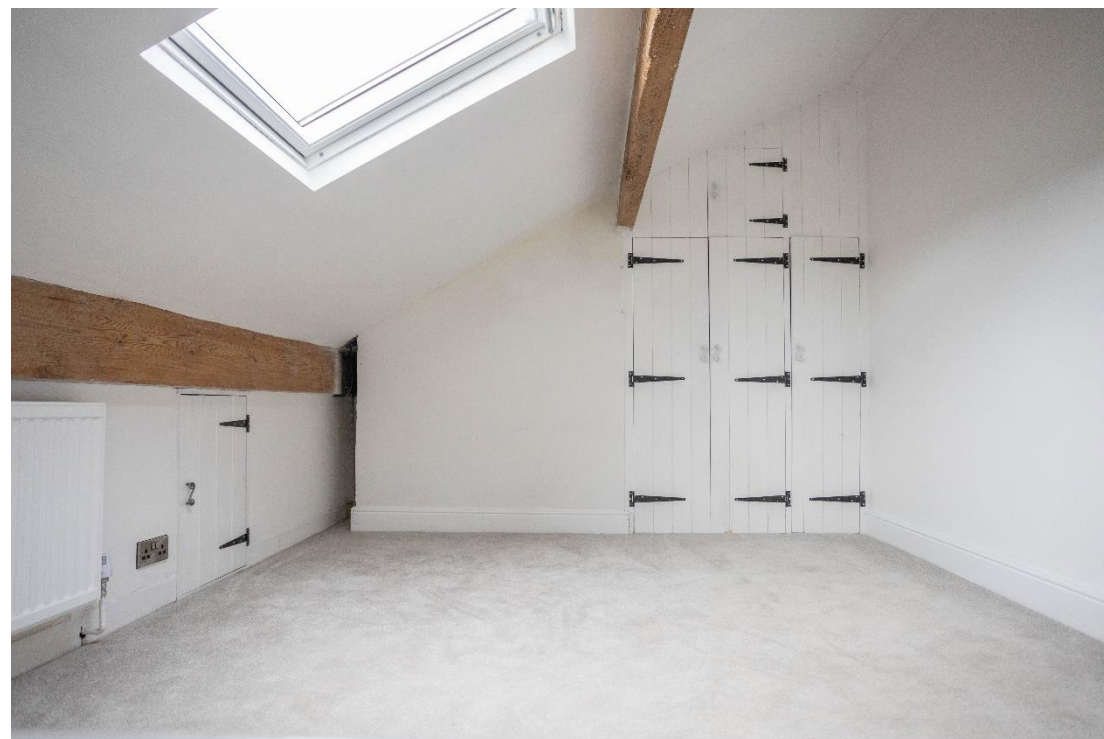
All mains services. Gas central heating, boiler in living room.

TENURE

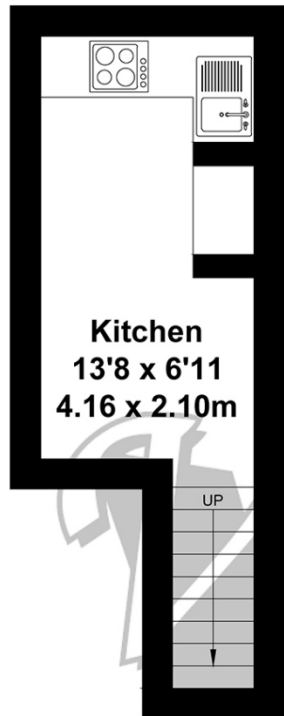
Freehold.

DIRECTIONS

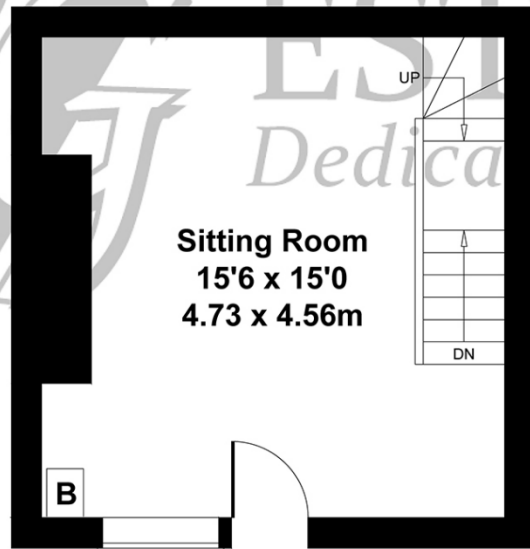
From Ripponden take the A58 Halifax Road towards Sowerby Bridge. On reaching Triangle continue past the Triangle Inn and the post office, turning left into Butterworth Lane, then first right into Hollin Street. Park on the left and access 12 Holly View via a footpath with wrought iron railing on the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



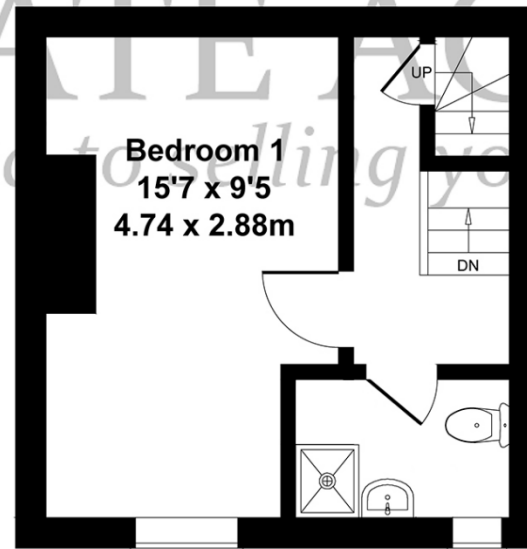
Approximate Gross Internal Area
743 sq ft - 69 sq m



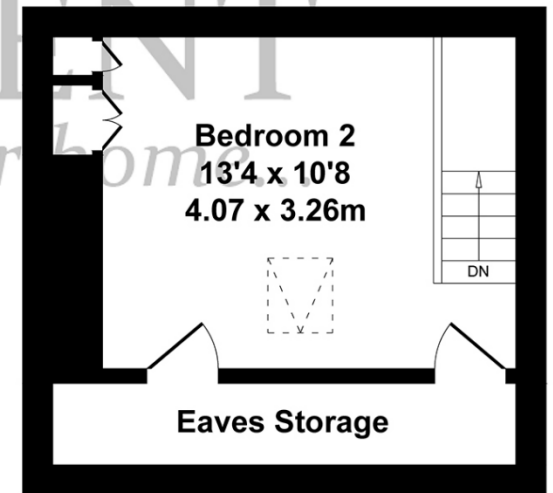
LOWER
GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

IMPORTANT NOTICE

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

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.