







# 2 HOLLIN STREET

TRIANGLE | HX6 3NN

Located on Hollin Street in the popular village of Triangle, this recently renovated two-bedroom mid-terrace home offers high-quality accommodation ready for immediate occupation. The property has been comprehensively refurbished throughout, including new kitchen, bathrooms, heating system, windows, and doors, while retaining original character features such as exposed beams.

NO UPWARD CHAIN.

## GROUND FLOOR

Entrance Vestibule

Living Room

Dining Kitchen

Cupboard with Cellar

## FIRST FLOOR

Bedroom 2

Bathroom

## SECOND FLOOR

Bedroom 1 with En Suite

## COUNCIL TAX

B

## EPC RATING

D





### INTERNAL

The entrance vestibule opens into a good-sized living room featuring a Yorkshire stone fireplace and exposed ceiling beams. A useful cupboard leads to a small cellar providing additional storage space.

The new fitted kitchen includes a range of wall and base units, integrated oven, hob, and fridge freezer, and plumbing for a washing machine and dishwasher.

To the first floor is a generous double bedroom with a walk-in cupboard, and a newly fitted bathroom comprising a separate shower, bath, WC, vanity basin with sensor mirror, and a wall-mounted waterproof television.

The second-floor main bedroom is a large and versatile space, bathed in natural light courtesy of windows to the front and an additional skylight. This room also benefits from a modern en suite shower room and useful eaves storage.

The property has been fully rewired, re-plastered, re-carpeted, and decorated. It features a new Worcester Bosch boiler with Hive smart heating controls, new UPVC windows and doors, and a Ring video doorbell.

### LOCATION

Triangle is well placed for access to Ripponden and Sowerby Bridge, both offering a range of shops, bars, restaurants, and transport links to Leeds and Manchester. Local schools include Ryburn Valley High School and Rishworth School.

The M62 is within 3 miles allowing a speedy access to the motorway network. There are mainline railway stations in nearby Sowerby Bridge and Littleborough, and a regular bus service from outside the property.

### SERVICES

All mains services. Gas central heating (boiler in the eaves storage) complemented by double glazing.

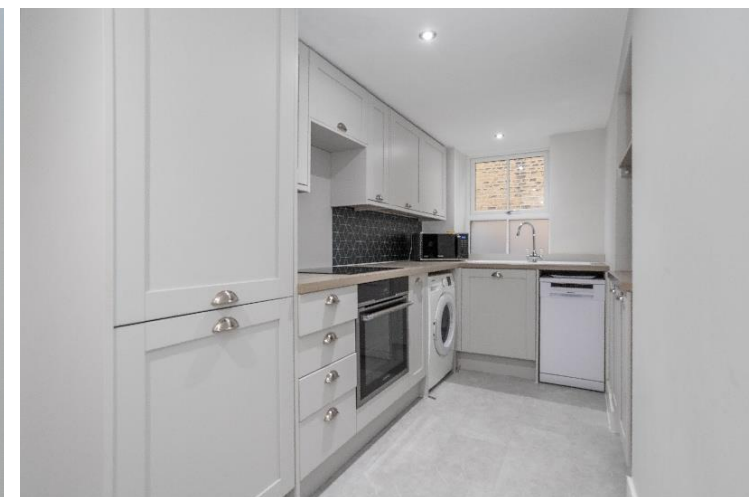
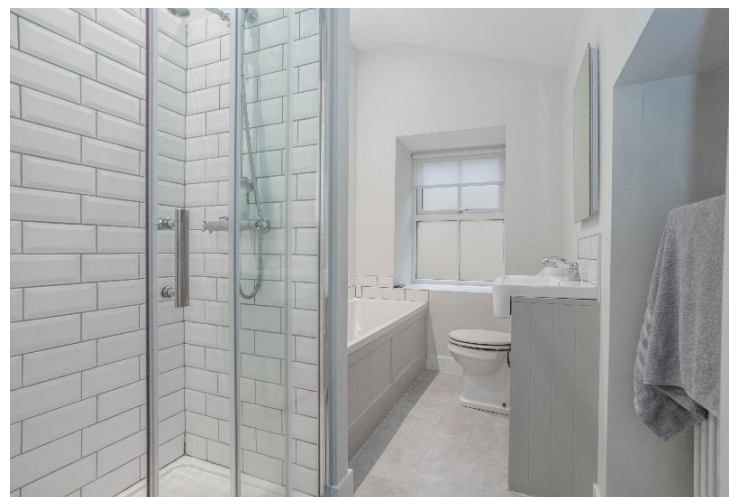
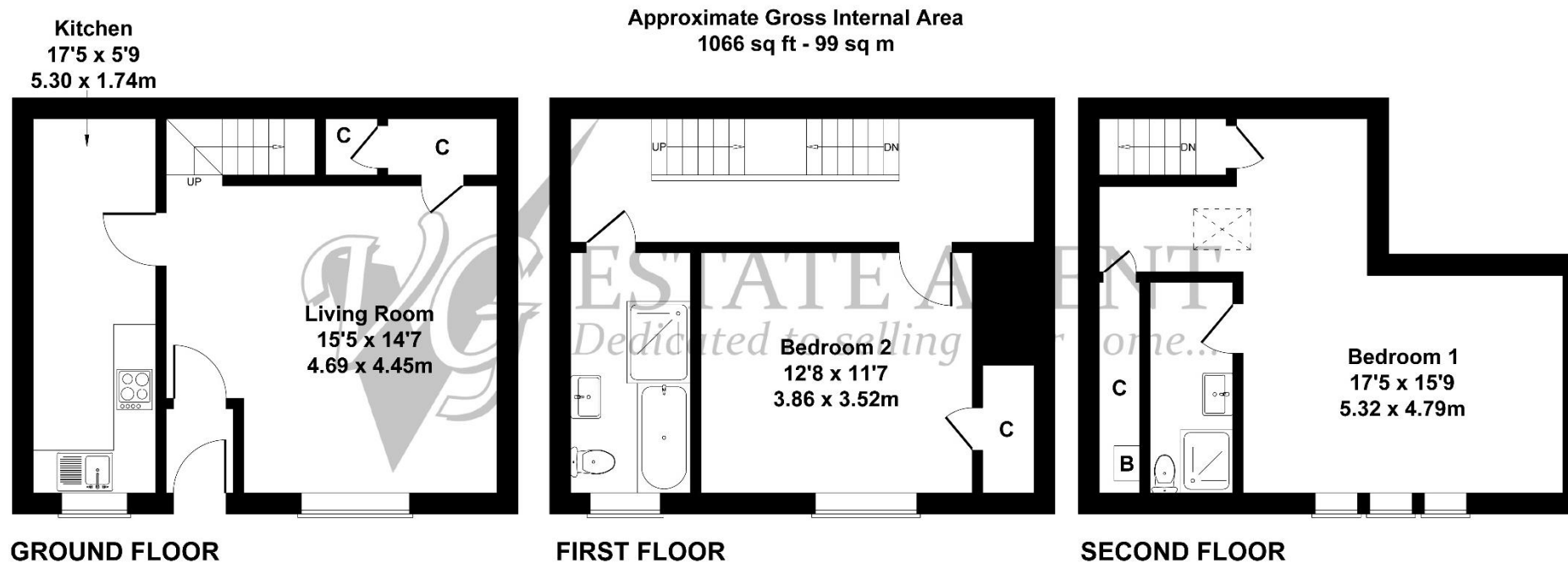
### NOTE

Flying freehold may limit mortgage options.

### 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. Take the first Right onto Hollin Street. The property can be found immediately on the right hand side.





**IMPORTANT NOTICE**

**MONEY LAUNDERING REGULATIONS**