



52 Hollins Lane, Sowerby Bridge, HX6 2RP

£190,000

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Nestled in a desirable location with far-reaching hillside views, this spacious three-bedroom home offers a perfect blend of comfort and potential. The property boasts a generous lounge with a feature brick fireplace, a spacious dining kitchen with patio doors leading to the garden, and three well-proportioned bedrooms with built-in wardrobes. A fully tiled bathroom, gas central heating, and uPVC double glazing add to the appeal. While the property requires some modernisation, it presents an excellent opportunity for buyers to add their own personal touch. Externally, a double garage, large patio, and terraced garden provide ample outdoor space. Conveniently located just a short distance from Sowerby Bridge town centre, residents can enjoy a wide range of shops, cafés, restaurants, and excellent transport links. Additionally, the home benefits from a solar photovoltaic system, generating renewable energy. The solar panels contribute to sustainable living while enhancing long-term cost savings by allowing homeowners to earn money by exporting surplus electricity back to the grid.



GROUND FLOOR:

Enter the property through a set of uPVC French doors into the conservatory.

Conservatory/Porch

15'10" max x 7'9" max (4.83m max x 2.36m max)

Being of uPVC and double glazed construction, there is a further door which gives access to the hallway.

Hallway

With a central heating radiator and staircase which rises to the first floor level. A door gives access to a useful understairs store which houses the central heating boiler.

Lounge

14'0" max into the bay x 12'0" max (4.27m max into the bay x 3.66m max)

Featuring a brick fireplace with marble backdrop and hearth.

There are 2 wall light points with ceiling coving, a central heating radiator and a uPVC bay window to the front elevation which enjoys far reaching views.

Dining Kitchen

18'10" max x 13'0" max (5.74m max x 3.96m max)

The dining area has a central heating radiator and fireplace with built-in shelving and sliding patio doors to the front elevation which enjoy far reaching views and also give access to the front patio garden. The kitchen area is fitted with a range of matching wall and base units with working surfaces and an inset stainless steel sink with side drainer and mixer tap. There is also a gas cooker point, uPVC double glazed window to the rear and space and plumbing for a washing machine. A uPVC external door gives access to the rear garden.

FIRST FLOOR:

Landing

With a uPVC window to the rear and a loft access point.

Master Bedroom

12'3" x 11'1" exc wardrobes (3.73m x 3.38m exc wardrobes)

A good sized double bedroom which is fitted with a central heating radiator and a uPVC window provides far reaching views. There are built-in wardrobes to one wall, with sliding mirrored doors (a section of the wardrobe houses the solar energy system).

Bedroom 2

12'1" x 10'0" max exc wardrobes (3.68m x 3.05m max exc wardrobes)

This double bedroom is fitted with a set of wardrobes to one wall, with sliding doors. There is also a central heating



radiator and uPVC window to the front elevation which enjoys open views.

Bedroom 3

9'0" x 7'7" max (2.74m x 2.31m max)

Positioned to the rear of the property, having a central heating radiator, uPVC window and a bulk-head storage cupboard.

Bathroom

Furnished with a 3 piece suite incorporating a low flush WC, wash hand basin set to a vanity storage cupboard and a panelled bath with thermostatic mixer shower above. There is full tiling to the walls, a central heating radiator and a uPVC window.

OUTSIDE:

To the front of the property there is a double garage which has an up and over door, power/light, inspection pit and steps which lead up to the front of the property, where there is a generous paved garden area. To the rear there is a further raised lawned and patio garden which is positioned to the rear.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Sowerby Bridge via Tuel Lane, passing Lidl on the left hand side. Shortly after, turn left into Hollins Lane and proceed along for approximately 1/2 mile, the property will be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01422 374811.







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		86
B (81-90)	82	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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