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23 Hollins Lane, Sowerby Bridge, HX6 2RX

Offers Over £240,000

- Popular & Convenient Residential Location
- Superb Panoramic Views To The Rear
- Modern Dining Kitchen
- Easy Access To Halifax & Sowerby bridge
- Realistically Priced
- Spacious Period family Residence
- Spacious Lounge
- Four Double Bedrooms (one with en suite)
- Off Road Parking & Garden To The Front
- Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222

sales@propertyatkemp.co.uk
propertyatkemp.co.uk

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Situated in this extremely convenient and popular residential location, on the outskirts of Sowerby Bridge, lies this traditional stone-built end terraced residence providing deceptively spacious and attractive four-bedroom family accommodation.

Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided, which briefly comprises an entrance hall, spacious dining kitchen, spacious lounge, four bedrooms, master en suite, family bathroom, keep cellar, off-road parking and gardens to the front. The property has the benefit of UPVC double glazing and gas central heating and enjoys superb panoramic views to the rear.

This delightful period residence provides excellent access to both Halifax and Sowerby Bridge and the Trans Pennine road and rail network, linking the business centres of Manchester and Leeds.

Very rarely does an opportunity arise to purchase such a spacious period terraced residence in this popular location and, as such, an early inspection to view, in order to avoid disappointment, is absolutely essential

4 2 1 E

Council Tax Band: A

ENTRANCE HALL
Front entrance door with skylight above opens into the entrance hall with inset spotlight fittings, one double radiator and a spindle staircase leading to the first floor accommodation.

From the entrance hall door opens into the

DINING KITCHEN
10'9" m x 15'3" m
This attractive modern dining kitchen is fully fitted with a range of wall and base units incorporating solid wood work surfaces with a single drainer sink unit with mixer tap. Gas cooking range set within the chimney breast, plumbing for an automatic washing machine and dishwasher. This spacious kitchen has matching splashbacks around the work surfaces with complementing colour scheme to the remaining walls and a matching tiled floor. UPVC double glazed window to the front elevation and one double radiator.

From the entrance hall door to the

LOUNGE
14'11" m x 16'9" m
A spacious reception room with two UPVC double glazed windows to the rear elevation enjoying superb panoramic views and providing this room with its light and spacious aspect. Feature fireplace incorporating a coal-effect living flame gas fire on a matching hearth, inset spotlight fittings to the ceiling, two double radiators, TV point and fitted carpet.

From the entrance hall door opens to stairs leading down to a

KEEP CELLAR
From the entrance hall, stairs lead down to the cellar which houses the Baxi combination boiler and has an external access door.

From the entrance hall a spindled staircase with fitted carpet lead to the

FIRST FLOOR LANDING
With inset spotlight fittings to the ceiling and fitted carpet.

BEDROOM ONE
17'0" m x 14'11" m
This spacious double bedroom has a large UPVC double glazed window to the rear elevation enjoying superb panoramic views. The bedroom has inset spotlight fittings to the ceiling, solid wood flooring and one double radiator.

From the bedroom door to the

EN SUITE SHOWER ROOM
Modern white three-piece suite incorporating a pedestal wash hand basin, low flush WC and shower cubicle with both handheld and rainfall shower units. The en suite is fully tiled including the floor, inset spotlight fittings, extractor fan and chrome heated towel rail/radiator.

From the landing door to

BEDROOM TWO
12'6" m x 10'9" m
This second double bedroom has a uPVC double glazed window to the front elevation, inset spotlight fittings, one double radiator, fitted carpet and door to a walk-in wardrobe providing excellent storage facilities.

From the landing door to the

FAMILY BATHROOM
Modern white three-piece suite incorporating a pedestal wash hand basin, low flush WC and panel bath with mixer shower tap. Tiled around the suite with complementary colour scheme to the remaining walls, UPVC double glazed window to the front elevation and chrome heated towel rail/radiator.

From the landing stairs with a fitted carpet lead to the

SECOND FLOOR LANDING
With a polished wood flooring.

From the landing door to

BEDROOM THREE
14'11" m x 17'0" m
This spacious double bedroom has a double glazed skylight window, polished wood floor and one double radiator. This bedroom is presently utilised as a home office and second sitting room and has wall-mounted TV fittings.

From the landing door to

BEDROOM FOUR
17'0" m x 15'1" m
Velux double glazed skylight window, polished wood flooring and one double radiator.

GENERAL
The property is constructed of stone and surmounted by a slate roof. It has the benefit of all mains services including gas, water and electricity, together with UPVC double glazing and gas central heating. The property is Freehold, and part flying freehold, and is in Council tax Band A

EXTERNAL
To the front of the property there is a blocked paved parking area providing off-road parking for one to two vehicles together with a flagged patio and gravelled garden and path providing access to the front entrance door.

Directions

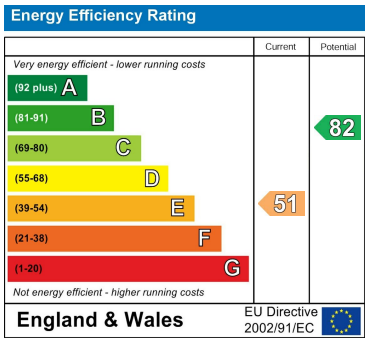
SAT NAV HX6 2RX

Viewings

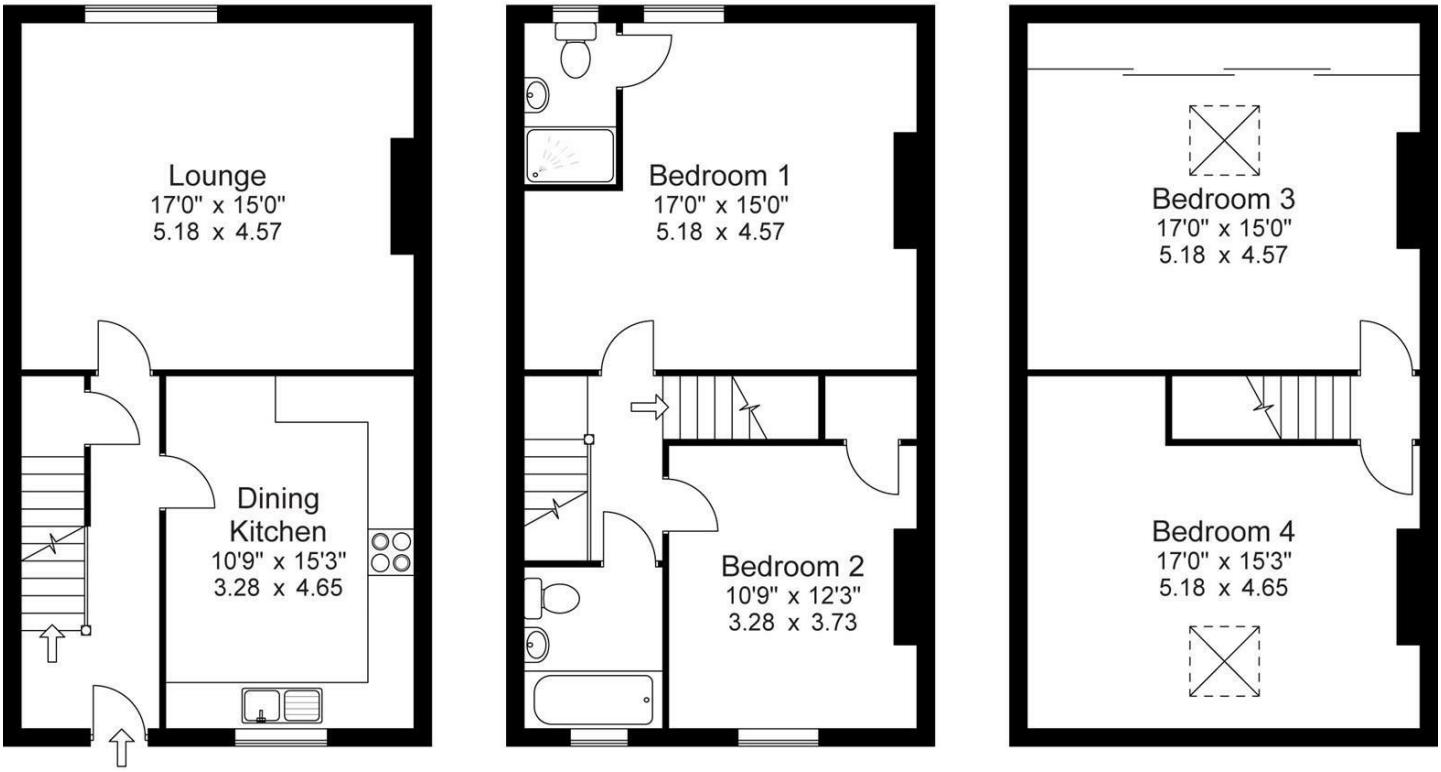
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

E



Approx Gross Floor Area = 1555 Sq. Feet
= 144.5 Sq. Metres



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