

# Chapters



## 54 LOWER HOLLINS SOWERBY BRIDGE

£90,000  
FREEHOLD

Nestled in the charming area of Lower Hollins, Sowerby Bridge, this delightful mid-terrace house presents an excellent opportunity for investors. Built in 1900, the property has been well maintained throughout, ensuring a comfortable living environment for its occupants. Spanning an area of 527 square feet, the house features an open plan living, kitchen, dining area with a convenient work station located at the rear of the kitchen, double bedroom and shower room. Currently, the property benefits from a sitting tenant, making it an attractive option for those looking to generate immediate rental income. The combination of its prime location and the character of the building makes this property a compelling choice for any discerning investor. With its rich history and well-preserved features, this mid-terrace house in Lower Hollins is not just a property; it is a promising investment opportunity waiting to be seized.



• PLEASE REGISTER YOUR INTEREST YOUR INTEREST IF YOU ARE INTERESTED • AVAILABLE WITH SITTING TENANT

### **Living / Kitchen / Diner**

This is a beautifully presented living space, recently updated and fully carpeted throughout in a neutral tone. A gas fire with a marble-effect hearth serves as an elegant focal point in the room. The space is both spacious and immaculately maintained. The open-plan kitchen features tiled flooring and modern cabinetry with matching marble-effect countertops. Elevated cupboards, supported by sleek stainless steel pillars, provide space for a microwave and additional storage. The kitchen also includes a stainless steel sink and drainer, an electric oven, a gas hob, and an integrated dishwasher. Adjacent to the kitchen is the dining area and a versatile home office/workstation, perfect for remote work. An open staircase with stylish spindles leads to the first floor.

### **Bedroom**

This generously sized double room features a large double-glazed window at the front, offering breathtaking, far-reaching views. It includes a fitted wardrobe, overhead storage cupboards above the bed, and a bedside table unit for ample storage. Additionally, there is another wardrobe with sliding doors. The room is finished with neutral carpeting, a ceiling light, and a radiator, and is beautifully presented throughout.

### **Shower Room**

The shower room features a generous walk-in shower, a modern wash hand basin with a cupboard beneath, and a W/C. It also includes a frosted double-glazed window, a radiator, and a ceiling light.

### **External**

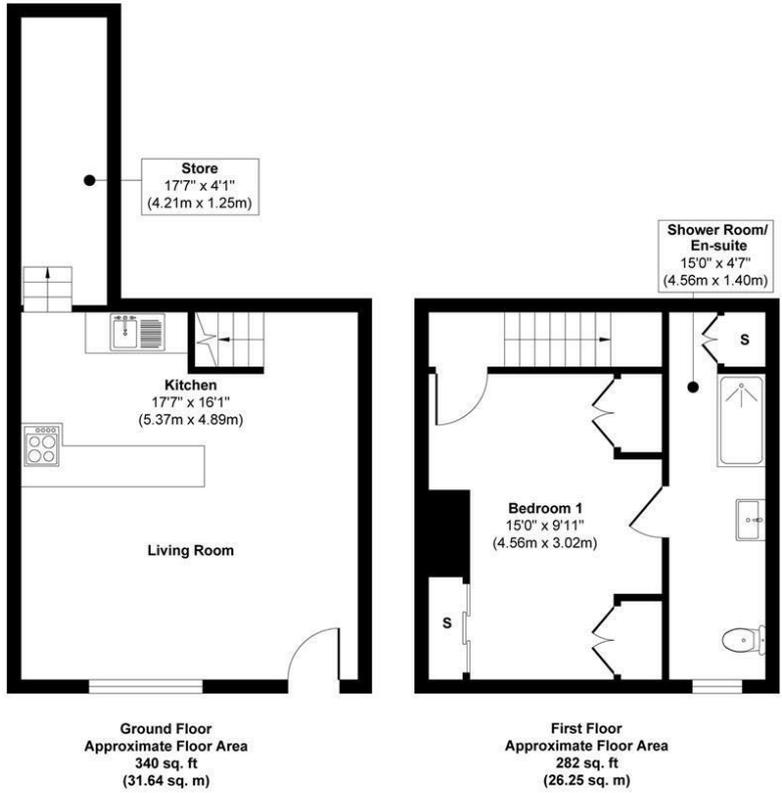
At the front, you'll find a fenced patio garden adorned with garden boxes and flowering plants, creating a well-maintained and charming space that enhances the property's curb appeal. There is on-street parking available for convenience.



• ONE BEDROOM • TERRACE PROPERTY • WELL MAINTAINED THROUGHOUT • EPC RATING  
- C • INITIAL YIELD OF 8% • INVESTMENT PROPERTY



54 Upper Fountain Street HX6 2RX



**Approx. Gross Internal Floor Area 622 sq. ft / 57.89 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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