



Hollins Lane, Sowerby Bridge, HX6 2RS

£240,000

**E&H** Holmes  
ESTATE AGENTS

This beautifully presented, three bedroom, stone built property benefits from generously proportioned rooms, driveway parking and a detached garage. The house has a spacious dining kitchen, luxurious four piece bathroom and low maintenance gardens and being conveniently located for access to the amenities and train station of Sowerby Bridge an internal viewings is strongly recommended.

The accommodation, in brief, comprises: Entrance hall, lounge and dining kitchen with access to the cellar on the ground floor. The the first floor are three bedrooms and the house bathroom. Externally there are enclosed gardens to two sides and a block paved driveway leading to the single, detached garage.



### Entrance Hall

Wooden door to side elevation.

### Lounge 12'9" x 15'9" (3.887 x 4.820)

Picture rail. Radiator. Wooden front door. UPVC double glazed window to front elevation.

### Dining Kitchen 14'11" x 15'9" (4.556 x 4.816)

Fitted kitchen with wall and base units. Ceramic two bowl sink. Granite work surfaces. Rangemaster dual fuel cooker (available by separate negotiation). Extractor fan. Plumbing for dishwasher. Integrated fridge / freezer. Boiler. Radiator. Yorkshire Stone floor. Wood panelling. Picture rail. UPVC double glazed window to side elevation.

### Cellar

Plumbing for washing machine. UPVC double glazed window to front elevation.

### Landing

Stairs leading from entrance hall. UPVC double glazed window to side elevation.

### Bedroom One 11'2" x 16'10" (3.422 x 5.154)

Radiator. UPVC double glazed window to side elevation.

### Bedroom Two 12'10" max x 10'0" max (3.931 max x 3.067 max)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Three 9'4" max x 8'2" (2.870 max x 2.503)

Radiator. UPVC double glazed window to front elevation.

### Bathroom

Wash hand basin. Low flush W.C. Roll top bath with mixer taps and shower head. Separate shower. Fully tiled. Storage cupboard. Chrome towel radiator. UPVC double glazed window to side elevation.

### Single Detached Garage

Up and over doors.

### Parking

Block paved driveway with parking for two cars.

### Front Garden

Patio garden with mature planting.

### Rear Garden

Enclosed decking garden with pergola.

### Council Tax Band

B

### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
debit.king.orders

### Disclaimer

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