



**23 Hollin Street**

Sowerby Bridge, HX6 3NN

**Offers Around £90,000 Freehold**







Situated in the sought-after location of Triangle and having the benefit of no onward chain, 23 Hollin Street is a deceptively spacious two bedroom mid-terrace house set over three floors. The property is in need of some renovations but would make the perfect first time buyers home or investment opportunity.

### Location

Situated in Triangle between Ripponden and Sowerby Bridge the property is conveniently located to take advantage of the excellent commuter links by road and rail. The M62 motorway network is within easy reach and local railway stations run regular services connecting the main northern business centres. Whilst offering a semi-rural setting a wide range of amenities exist within a short distance including a range of independent shops in Ripponden, along with a range of larger retailers and supermarkets located in Sowerby Bridge and Halifax.

### Accommodation

Access is gained through a Upvc door into the entrance vestibule. A door to the right takes you through to kitchen which offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. A staircase leads down to a useful cellar space.

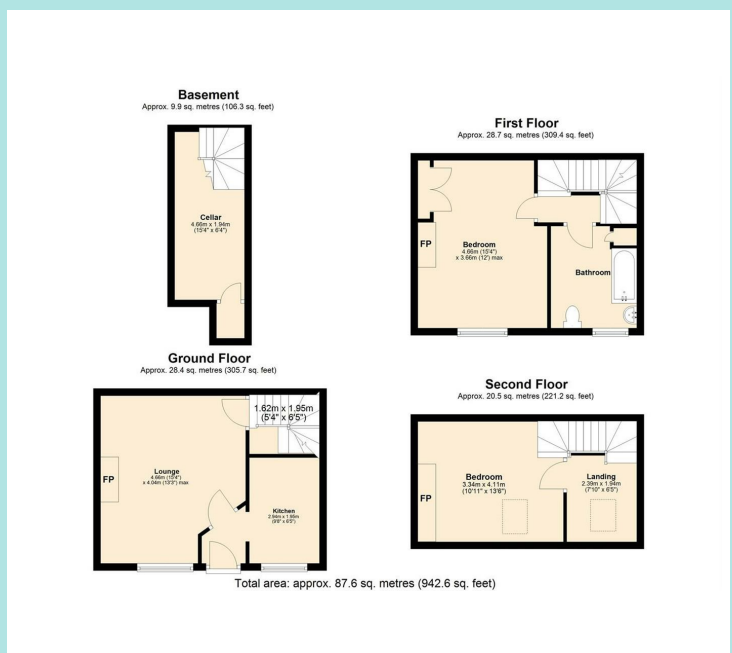
Back into the entrance vestibule, a sliding door leads through to the spacious lounge which showcases coving and a ceiling rose, and has a large window to the front elevation allowing for natural light. A gas fire sits at the focal point and a hidden staircase rises to the first floor.

The first floor landing gives access to the spacious principal bedroom and the house bathroom, with a hidden staircase then rising to the second floor. The house bathroom has a three-piece suite comprising a w/c, pedestal wash-hand basin and a panelled bath.

The second floor landing accesses the second bedroom and benefits from eaves storage. The double bedroom has a velux window allowing for natural light.

Externally, the property benefits from on-street parking and a flagged front yard.

Council tax band: A  
EPC rating: TBC  
Ground rent: N/A  
Service charge: N/A



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