RESIDENTIAL







6 Hollas Lane

Sowerby Bridge, HX6 2FD

Offers In The Region Of £319,950 Freehold

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Built in 2018 as a former show home, this well-maintained three-bedroom home offers light and thoughtfully arranged accommodation, with the opportunity for a new owner to add their own stamp. The property benefits from double glazing throughout, an ensuite to the principal bedroom, a spacious kitchen/diner and a low-maintenance tiered rear garden. A double driveway to the rear provides off-street parking.

Location

Situated on Hollas Lane in Sowerby Bridge, the property is conveniently placed for access to the local train station and nearby amenities. The canal is also close by, adding to the appeal of the setting. The combination of nearby transport links, everyday conveniences and the waterside surroundings makes this a practical location for a range of buyers.

Accomodation

Access is gained into the spacious entrance hallway, which provides space for shoe storage and benefits from a glazed window alongside the front door, allowing natural light to flow into the space. From here, the living room is a generous reception room, with double windows bringing in plenty of daylight and a neutral finish complemented by cream carpets. The room gives access through to the kitchen/diner and the conveniently positioned ground-floor WC.

The ground-floor WC is tastefully decorated and finished with recessed spotlights. The kitchen/diner is a particularly sociable space, with room for a large dining table and a double window overlooking the garden. French doors provide direct access outside, creating a natural connection between the house and garden.

The kitchen is fitted with a range of cupboards offering plentiful storage, with additional under-cupboard lighting and recessed spotlights. Integrated appliances include an AEG oven, grill, hob and extractor hood, together with a dishwasher and fridge freezer. There is also a built-in space for a washing machine, and useful understairs storage.

To the first floor are three bedrooms and the main bathroom. The principal bedroom benefits from built-in wardrobes and French doors which allow in plenty of natural light. An ensuite shower room serves the bedroom and features white tiling, recessed spotlights and an electric shaver point.

The second bedroom is a double room with built-in wardrobes and a pleasant outlook over the garden. The third bedroom also overlooks the garden and includes built-in wardrobes; it could alternatively be used as a study or home-working space if required.

The main bathroom is fitted with a bath with a glass shower screen, alongside a large built-in mirror, recessed spotlights and neutral stone-effect tiling. A window with an integrated blind completes the room.

To the front of the property, a paved pathway leads to the entrance door, with gravelled borders creating a neat and attractive approach.

To the rear, the tiered garden has been arranged with ease of maintenance in mind. It includes an artificial lawn, a decked area and a raised patio seating area, offering a choice of spaces to sit and enjoy the outside. A double driveway provides off-street parking, while there is also space for a shed and additional storage around the side of the property.

Overall, this is a well-kept, modern home in a convenient Sowerby Bridge location, offering bright accommodation, useful built-in storage and a low-maintenance garden, with scope for a purchaser to make it their own.





Council tax band: C
EPC rating: B
Ground rent: N/A
Service charge: £177 p/a

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The Property Ombudsman

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