

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Hollins, Triangle

Offers In The Region Of £420,000





- SPACIOUS 5 BEDROOM CHARACTER PROPERTY
- GRADE II LISTED PERIOD HOME DATING BACK TO CIRCA 1750
- SPACIOUS AND VERSATILE ACCOMMODATION OVER THREE FLOORS
- CHARACTER FEATURES THROUGHOUT INCLUDING BEAMS, MULLIONED WINDOWS & FIREPLACES
- MASTER BEDROOM SUITE WITH DRESSING ROOM, WALK-IN WARDROBE & EN SUITE
- REQUIRES SOME MODERNISATION
- SOUTH-FACING GARDEN AND OFF-ROAD PARKING FOR ONE CAR
- EPC RATING - D
- COUNCIL TAX BAND - C

Yorkstone is a truly distinctive Grade II listed residence dating back to circa 1750, originally believed to have been a hunting lodge. Rich in character and charm, the property blends a wealth of period features with spacious and versatile accommodation arranged over three floors. Retaining many original details including exposed beams, mullioned stone windows and feature fireplaces, this unique home offers substantial family living space together with exciting scope for further modernisation and improvement to suit individual tastes.

The ground floor provides an excellent range of reception and entertaining spaces. At the heart of the home is the bespoke breakfast kitchen, crafted from solid Oak with Quartz stone worktops, integrated appliances and underfloor heating extending into the adjoining dining room. A useful utility room and separate store room provide additional practicality and storage. The property benefits from two spacious lounges, both full of character with exposed beams, stone mullioned windows and feature fireplaces, creating warm and inviting living spaces ideal for both everyday family life and entertaining. Also located on the ground floor is a generous bedroom suite with its own private external entrance, offering flexibility for guest accommodation, independent living or working from home. A spiral staircase leads from this room to the first floor accommodation.

To the first floor are two well-proportioned bedrooms together with a study and walk-in wardrobe, providing flexible living arrangements for modern family life. The property further benefits from two bathrooms on this level in addition to the main house bathroom, creating excellent convenience for larger households.

The second floor continues to impress with two particularly spacious double bedrooms, both enjoying exposed beams and charming character features, whilst offering excellent versatility for use as additional bedrooms, guest accommodation or further reception space if desired.

Externally, the property benefits from off-road parking for one car to the front, while to the rear is a private enclosed south-facing garden with Yorkstone paving, creating a peaceful and low-maintenance outdoor space ideal for relaxing or entertaining.

Occupying a highly desirable position within Triangle, the property enjoys excellent access to the M62 motorway network, providing convenient commuting to both Leeds and Manchester, each approximately 25 miles away. The nearby centres of Ripponden and Sowerby Bridge offer an excellent selection of independent shops, bars and restaurants, whilst the surrounding countryside provides superb outdoor amenities. The area is also well-served by highly regarded local schools and excellent transport links, including rail services from Sowerby Bridge and Halifax to Leeds, Manchester, Bradford and London.

Offered for sale with no onward chain, Yorkstone presents a rare opportunity to acquire a substantial and characterful period home in a sought-after and well-connected location, offering exceptional potential to create a truly outstanding family residence.

## Accommodation

### Lounge

6.35 x 4.65

### Lounge 2

5.53 x 4.65

### Dining Room

3.25 x 2.80

### Kitchen

4.20 x 3.15

### Utility Room

1.75 x 2.35

### Bedroom

3.10 x 3.15

### Storage Room

2.15 x 1.93

## First Floor

### Bedroom One

4.73 x 4.53

### Walk-In Wardrobe

2.73 x 1.75

### Bedroom Two

3.75 x 2.70

### Study

2.13 x 3.18

### Bathroom

2.43 x 1.83

### Additional Bathroom

2.75 x 2.18

## Second Floor

### Bedroom Three

6.80 x 4.63

### Bedroom Four

5.70 x 4.63

## Directions

Please use post code HX6 3LU for sat nav directions.

## PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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## Road Map



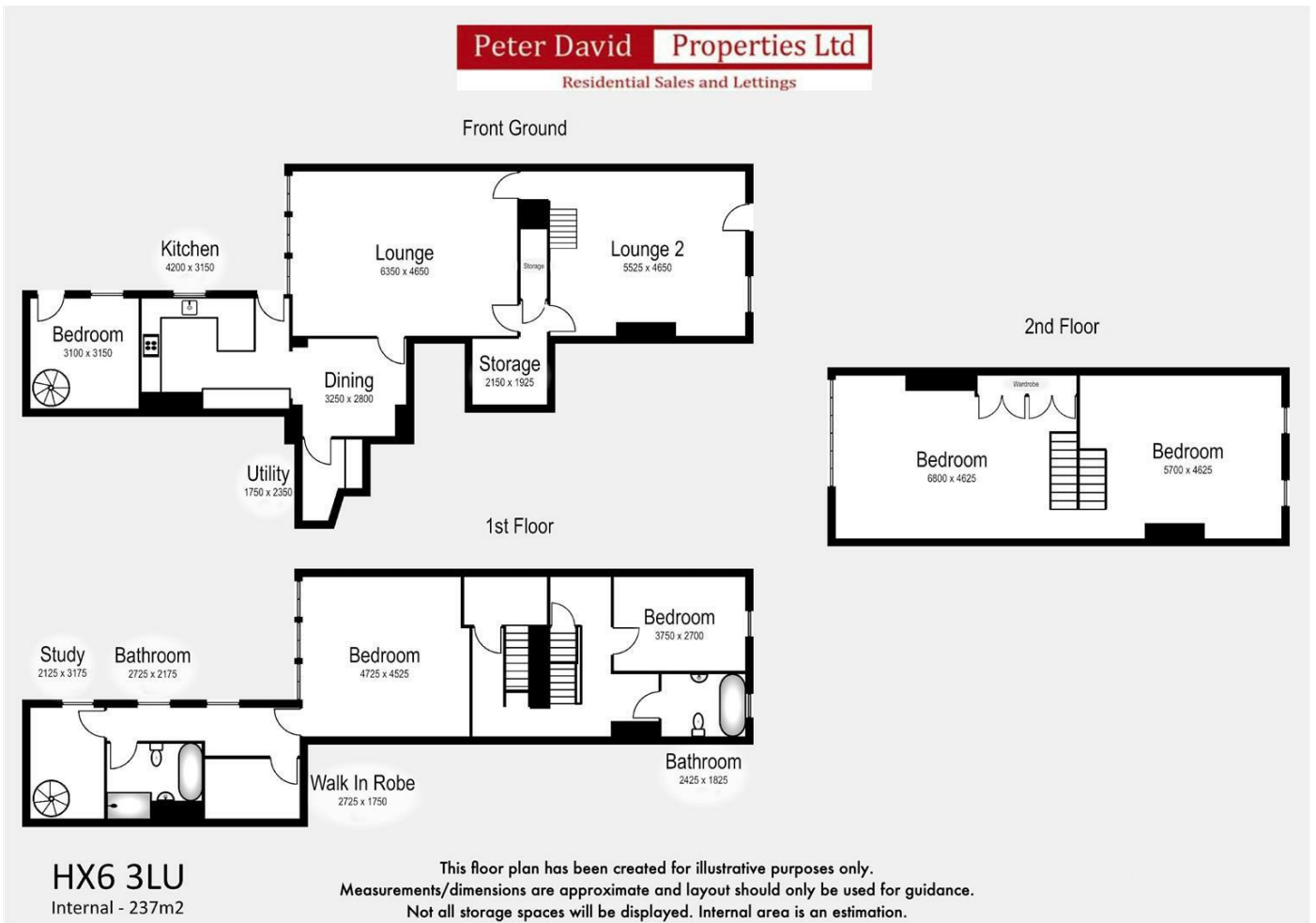
## Hybrid Map



## Terrain Map



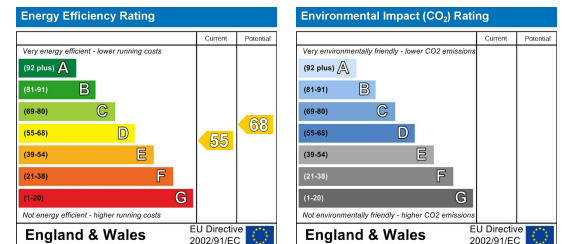
## Floor Plan



## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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