



Hollins Bank, Sowerby Bridge, HX6

£180,000

W boococks
ESTATE AGENTS & LETTINGS

Property Description

Are you looking for a good sized family home within easy reach of good local schools, shops, bars, restaurants and other amenities? Do you fancy waking up to views across the Norland hillside? Then this property on Hollins Bank could be just the home for you. We were surprised by the size of the accommodation on offer and the quality of the fittings, particularly in the family kitchen which we think is the real heart of the home. The traditional front of the property has a pillared, villa style entrance, and this leads to an entrance hall which has the ceiling coving and rose which are features of the lovely, bay windowed lounge, too. The well fitted kitchen is complemented by a rear lobby and a utility room, which round off the ground floor nicely. There's a useful cellar downstairs, but it's the first floor upwards where you realise the size of this impressive home. The landing provides access to three bedrooms, two large doubles and a useful single, and the bathroom, and then there's a big main bedroom up in the attic which has exposed beams and proved to be our favourite of all the bedrooms. There's gas central heating and uPVC double glazing, and this is a real chance to find a great family home within a popular area.

EPC Rating: F



Key Features

- ✓ Four good bedrooms
- ✓ Lovely family kitchen
- ✓ Bay windowed lounge
- ✓ Views across the valley
- ✓ Gas central heating
- ✓ uPVC double glazing



Rooms

ENTRANCE HALL

Approached from a quite grand pillared entrance, this would have been the main entrance to the property at one time. There is a traditional ceiling coving and a ceiling rose together with feature archway towards the kitchen.

LOUNGE

13' 5" x 12' 4" (4.08m x 3.77m)

A good sized bay windowed living room (the bay is not included in the measurements), the focal point of which is a ornate fireplace and hearth which house a coal effect living flame style gas fire. There is a deep coving running round the room and a central ceiling rose sits above the light fitting.

FAMILY KITCHEN

13' 7" x 11' 2" (4.13m x 3.41m)

A large dining kitchen which is well fitted with a range of base and wall units with matching drawers and complementing work surfaces, incorporating a canopied cooker hood within the old chimney breast which sits above a gas range. There is a one and a half bowl square cut sink unit with mixer tap and integrated appliances include a microwave oven, a dishwasher and a fridge freezer. Walls are partly tiled, particularly around the kitchen units, and the traditional meets the modern with a slim line vertical radiator and a deep ceiling coving which runs around the entire room.

UTILITY ROOM

7' 6" x 6' 5" (2.29m x 1.96m)

A good sized utility space which has plumbing for a washing machine.

REAR LOBBY

The ideal place for shoes, coats, etc, and a good way to shield the rest of the home from the outside.

CELLAR

A useful area with a window and the central heating boiler. Perhaps you'd use this area for storage but it would be good for use as a small gym or perhaps you would develop it into another room.

FIRST FLOOR LANDING

A galleried landing which gives a nice impression of space. A dado rail runs from the hallway, up the stairs, and around the landing area.

BEDROOM TWO

13' 7" x 11' 6" (4.13m x 3.5m)

A large double room with plenty of space for a bed plus other furniture. This room has far reaching views across the valley to the open fields, a lovely vision to wake up to each morning.

BEDROOM THREE

11' 4" x 13' 7" (3.46m x 4.13m)

Another good double room, similar in size to Bedroom Two.

BEDROOM FOUR

7' 6" x 6' 5" (2.29m x 1.96m)

A good single bedroom which would also make a fabulous home office. Again with that lovely view to the Norland hillside.

BATHROOM

Fitted with a white three piece suite consisting of a low level WC, a wash basin and a bath with a shower unit to shower screen and part tiled walls. There is also a useful towel and linen cupboard.

BEDROOM ONE

18' 9" x 16' 12" (5.71m x 5.18m)

The largest of the bedrooms is this attic bedroom which takes advantage of the character obtained by exposing the beams. The light comes in through a velux style roof light and there is plenty of space for wardrobes and other furniture.

ADDITIONAL INFORMATION

Tenure: Freehold.

Calderdale Council Tax Band: B.

Please note that the seller of this property is an employee of Wilkinson Woodward, and this is an interest declarable under The Estate Agents Act 1979.

External Areas

Garden

There is a walled yard to one side of the property and to the other is a good sized area of ballustraded decking. This is a lovely place to sit out and enjoy a glass or cup of your favourite beverage.







All



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.

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