



Applegate
Properties



- Modern detached
- Three storey accommodation
- Four/five bedrooms
- Garden & Garage

Long Lane, Honley, Holmfirth, Kirklees, HD9 6EA

Guide Price: £425,000 - £450,000

A spacious and modern three storey property affording versatile four/five bedroom accommodation with garage and gardens in select courtyard position close to the popular village of Honley. EPC: C



PROPERTY DESCRIPTION

Being ideally placed only a short distance from village amenities, regarded schooling and nearby country walks, this impressive property may well be of interest to the young family, among other buyers. Having full gas central heating and double glazing the accommodation comprises: Covered entrance to spacious Hallway with separate w.c, Utility room and ground floor reception/Bedroom Five affording a host of possible uses.

Ascending to the first floor a spacious landing with outside balcony seating area, superb Dining Kitchen with fitted units and integrated appliances and Sitting room with door to rear garden.

To the second floor a further bright and spacious landing with vaulted ceiling leads to four further bedrooms, the Principal having En suite Shower room and House Bathroom both furnished with contemporary white suites.

Externally, the property stands in a pleasant cul-de-sac of similar executive homes having driveway parking leading to an integral garage with remote roller door. Gated access to the side leads to a rear garden with lower lawn and steps up to pleasant decked seating area.

EPC: C, Tenure: Freehold, Council Tax Band: F

Material Information: we are advised that the property has mains gas, electricity, water and drainage.

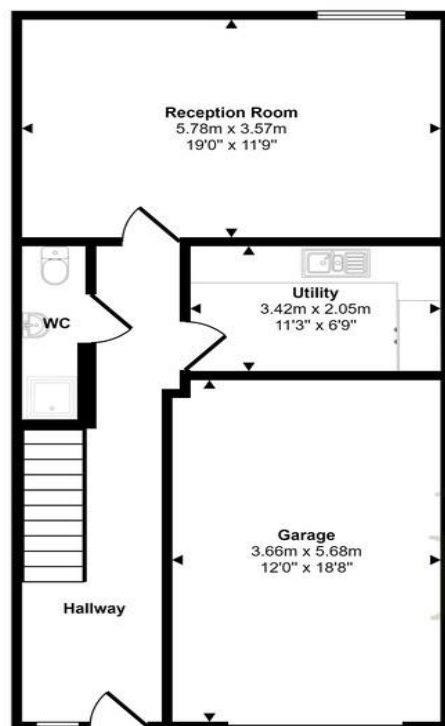


IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.

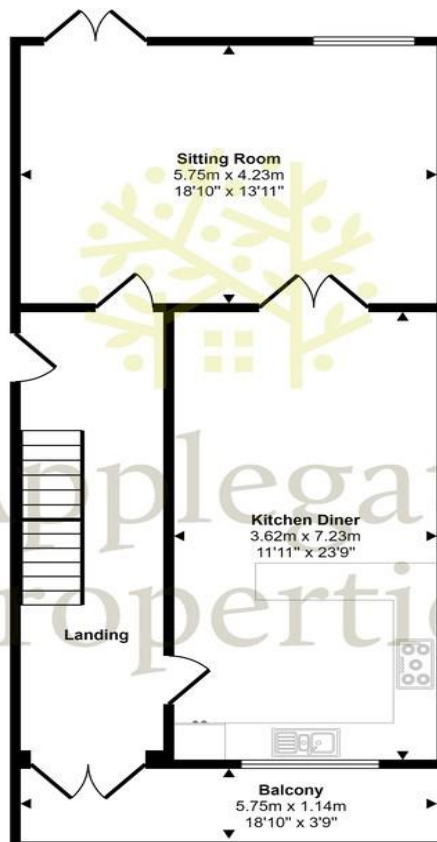




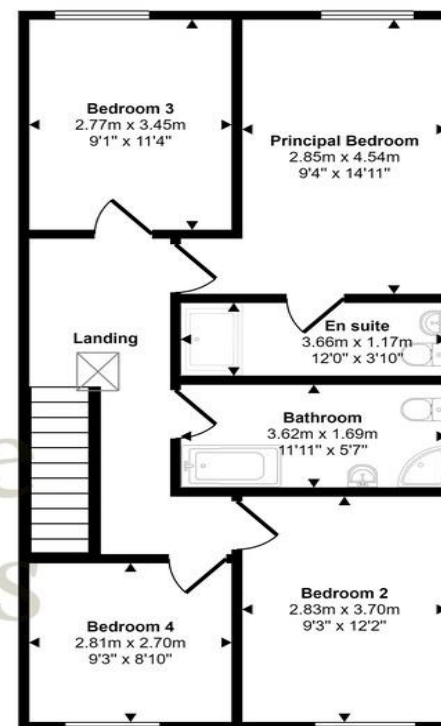
Approx Gross Internal Area
201 sq m / 2161 sq ft



Ground Floor
Approx 67 sq m / 718 sq ft



First Floor
Approx 67 sq m / 722 sq ft



Second Floor
Approx 67 sq m / 721 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy rating and score

This property’s energy rating is C. It has the potential to be C.

[See how to improve this property’s energy efficiency.](#)



The graph shows this property’s current and potential energy rating.

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

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Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 1.00pm