

30 Honey Head Lane,  
Honley HD9 6RW

OFFERS AROUND  
£450,000



LOCATED IN THE DESIRABLE VILLAGE OF HONLEY IS THIS BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME WHICH BOASTS SPACIOUS AND OPEN PLAN LIVING, WELL MAINTAINED GARDENS, DRIVEWAY AND AN INTEGRAL GARAGE.

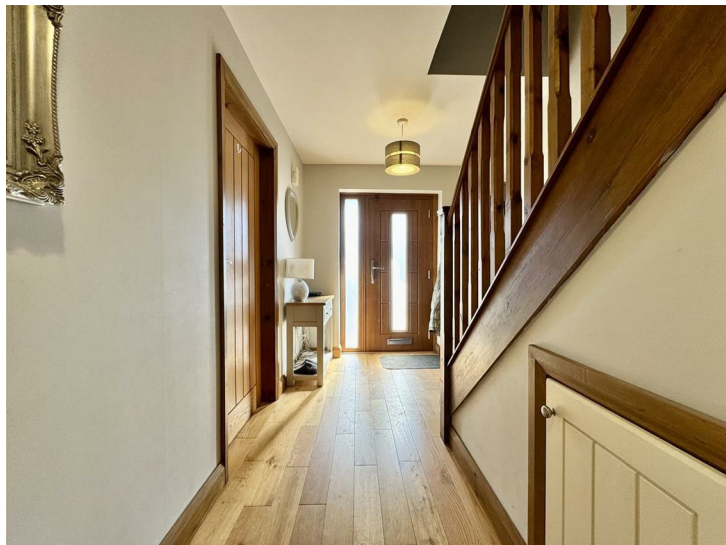
FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING TBC.

PAISLEY  
PROPERTIES



## ENTRANCE HALLWAY

You enter the property through a composite door with a side window into this spacious hallway which has beautiful oak flooring underfoot, space for freestanding furniture, a handy understairs storage cupboard and doors lead through to the lounge, living dining kitchen and a ground floor W.C. Stairs with a timber balustrade ascend to the first floor landing.



## GROUND FLOOR W.C 5'2" apx x 2'9" apx

Conveniently positioned off the hallway is this modern downstairs W.C which is fitted with a wall hung hand wash basin with mixer tap and a low level toilet. The room has a chrome towel radiator and tile flooring underfoot.

## LIVING ROOM 18'1" apx x 10'2" apx

This sizeable reception room is nicely presented and has an abundance of space for living room furniture. The focal point of the room being an electric pebble effect fire with marble surround. A large window overlooks the front garden, oak flooring flows underfoot, a door leads to the entrance hallway and glazed double doors open to the living, dining kitchen.





### **OPEN PLAN LIVING, DINING KITCHEN 25'11" max x 23'7" max**

Spanning the rear of the property, this stunning open plan living dining kitchen really is the heart of the home. Having not only a beautifully appointed kitchen but space for formal dining and lounge space too it really does need to be seen to be fully appreciated. The kitchen area is fitted with white gloss base and wall units with contrasting tops with bevelled metro tile splashbacks and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven, four ring electric hob with extractor over, fridge freezer and a dishwasher. A breakfast bar offers an informal dining solution. Oak flooring runs underfoot through to the dining area which has ample space for a dining table and chairs then through to the lounge area which has space for freestanding furniture. There is spotlighting throughout, windows and patio doors allow natural light to flood in whilst offering pleasant views of the garden. Patio doors open to the garden and further doors leads back to the entrance hallway, through to the utility room and glazed double doors open to the lounge.







### UTILITY ROOM 8'8" apx x 5'0" apx

This practical room provides extra storage and has plumbing for a washing machine, space for a tumble dryer as well as being fitted with wall and base units and a stainless steel sink with mixer tap over. There is a side facing window, spotlighting to the ceiling and oak flooring underfoot. Doors lead through to the living dining kitchen, garage and an external door opens to the side of the property.





### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing, doors lead through to four double bedrooms (one with a dressing room and ensuite shower room) and the house bathroom. A ceiling hatch with gives access to the part boarded loft.

### **MASTER BEDROOM 17'4" max x 12'5" max**

This beautifully presented and generous size master bedroom is flooded with natural light through the front facing windows, has ample space for freestanding furniture and doors open to the dressing room and back through to the landing.



### **DRESSING ROOM 6'7" apx x 6'3" apx**

Accessed from the master bedroom is the dressing room which has space for freestanding furniture, provides ample hanging space, has spotlighting to the ceiling and has a view over the cul de sac below. A door opens to the en-suite shower room.





### **EN SUITE SHOWER ROOM 8'3" apx x 5'7" apx**

Fitted with a contemporary three piece suite including a double walk in shower with a sliding glass screen, pedestal hand wash basin with mixer tap and a low level W.C. This modern space has a chrome towel radiator, attractive wall and floor tiles, an obscure glazed size facing window.



### **BEDROOM TWO 13'9" max to wardrobe x 8'2" apx**

A superb second double bedroom situated to the rear of the property with garden views from its window. There is ample space for free standing furniture, fitted wardrobes and a door leads to the landing.





### **BEDROOM THREE 15'4" max to wardrobe x 8'2" apx**

Located to the rear of the property is this light and airy double room. A window provides a lovely outlook over the garden. There is plenty of space for a range of bedroom furniture, fitted wardrobes and a door leads to the landing.



### **BEDROOM FOUR 10'6" apx x 7'9" apx**

Another neutrally decorated double bedroom with garden views. There is space for freestanding furniture and a door leads to the landing.





### **BATHROOM 10'4" apx x 5'1" apx**

This stylish bathroom is fitted with a white suite including a wall hung handwash basin with mixer tap, concealed W.C, a bath with a hand held attachment and a separate shower with a glass screen. Attractive tiles adorn the walls and floor and spotlighting to the ceiling completes the room. An obscure window allows light to flood through the space and a door leads to the landing.



### **REAR GARDEN**

To the rear of the property there is a beautifully maintained garden which is mainly laid to lawn and is enclosed by boundary fencing. A recently laid patio adjoins the property allowing for outdoor entertaining with ample space for garden furniture and pathways lead down both sides to access the front of the property.





### **EXTERNAL FRONT, GARAGE AND DRIVEWAY**

To the front of the property there is a well maintained lawn and a block paved driveway for multiple vehicles which leads up to a single integral garage which has an up and over door, power and light.







## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band E

PROPERTY CONSTRUCTION:  
Stone

PARKING:  
Garage / Driveway

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.



## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

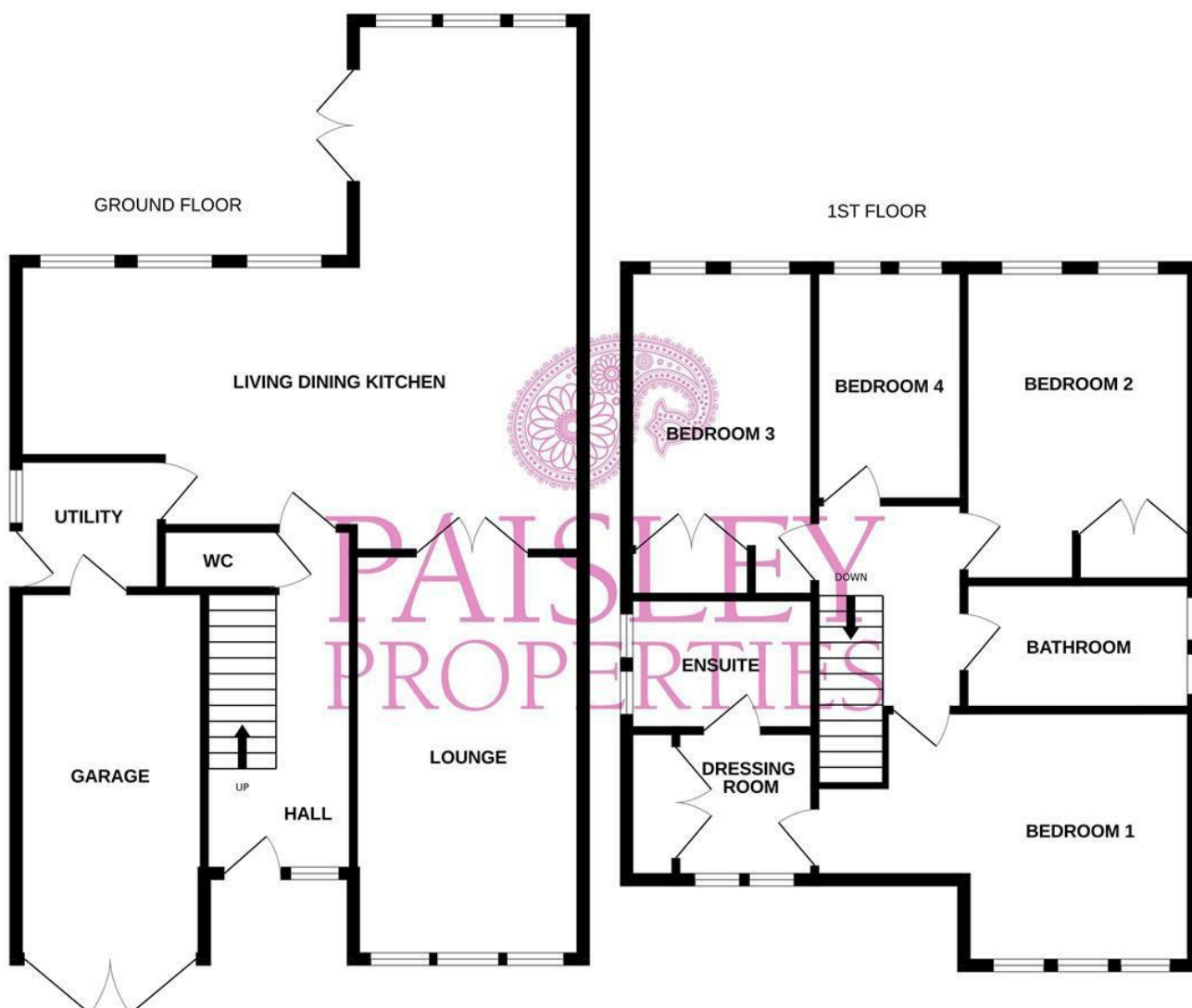
## **PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **SURVEY TEXT**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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