



54 Long Lane, Honley, Holmfirth, HD9 6EA
Offers Over £425,000

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Beautifully presented throughout, is this superb 4 bedroom detached property which is situated in the highly desirable village of Honley. Providing versatile accommodation which boasts 4 bedrooms, with en suite facilities and dressing room (formerly an independent bedroom which could be reverted back if required) to the master bedroom.

Providing high quality fixtures and fittings throughout, including a modern fitted kitchen with a wealth of integrated appliances and granite work surface. Both the master bedroom en suite and bathroom benefit from under-floor heating. With accommodation briefly comprising:- ground floor entrance hall, cloakroom/WC, utility and family room/bedroom. To the first floor there is a magnificent dining kitchen with full width lounge to the rear and French doors accessing a balcony. To the second floor there are 3 double bedrooms, with en suite and dressing area to the master and a family bathroom.

Forming an ideal purchase for the young and growing family, the property is situated approximately 1/4 mile from the village centre which offers a variety of shops, cafes and restaurants, convenient transport links including the nearby railway station and well regarded schooling.

Only by a personal inspection can one truly appreciate the size, quality and versatility of this outstanding family home.

Energy Rating: C





GROUND FLOOR:

A covered entrance porch and uPVC double glazed external door give access to:-

Entrance Hall

With engineered oak flooring and a central heating radiator.

Utility Room

11'2" x 6'10" (3.40m x 2.08m)

Having a range of matching modern white, high gloss wall and base units with laminated work surfaces and part tiled walls. There is a 1.5 bowl stainless steel sink with mixer taps and side drainer and a central heating radiator.

Cloakroom/WC

With a fully tiled floor and part tiled walls. The cloakroom is furnished with a 2 piece suite comprising of a concealed flush

WC and vanity wash bowl with chrome mixer taps and drawer units beneath. There is also a chrome ladder style radiator.

Sitting Room/Bedroom

18'10" x 11'8" (5.74m x 3.56m)

Peacefully situated to the rear of the property, this most versatile ground floor room has uPVC double glazed windows and a central heating radiator.

FIRST FLOOR:

Landing

With a spindle rail balustrade, central heating radiator, uPVC double glazed French doors which give access to a balcony at the front elevation and a uPVC double glazed side external door.

Lounge

19'0" x 13'9" (5.79m x 4.19m)

Peacefully situated to the rear of the property and beautifully presented with a feature log and coal effect living flame fire. There are also 2 central heating radiators, 2 wall light points, a uPVC double glazed window and French doors leading directly out on the rear decked terrace.

Dining Kitchen

23'1" x 12'0" (7.04m x 3.66m)

A most spacious dining kitchen which has been comprehensively fitted with a range of matching modern wall and base units with granite work surfaces and integrated appliances including Zanussi induction hob with built-in double oven, grill, overhead extractor fan, fridge, freezer and dishwasher. There is a 1.5 bowl Franke sink unit with mixer



taps and granite drainer, concealed lighting to the wall units, feature glass display cabinets with concealed lighting, integral Neff microwave oven, full tiling to the floor, 2 central heating radiators, peninsula breakfast bar and double doors leading through to the lounge.

SECOND FLOOR:

Landing

With a central heating radiator and access door into:-

Master Bedroom

12'0" max x 14'11" (3.66m max x 4.55m)

Peacefully situated to the rear of the property, having a central heating radiator, uPVC double glazed window, fitted centre knee hole dressing table with drawer units to either side and an archway which leads through to the dressing room.

Dressing Room

11'9" x 9'2" (3.58m x 2.79m)

Formerly a bedroom, this area now provides a most spacious dressing area however could be put back in to a bedroom if required. Fitted with 8 door wardrobes with hanging and shelving facilities, 2 sets of 3 drawer matching units, a central heating radiator and uPVC double glazed window.

En suite

Being fully tiled to both the walls and floor, with underfloor heating, sunken LED lighting and a chrome ladder style radiator. The en suite is furnished with a 3 piece suite comprising low flush WC, vanity wash basin set onto a plinth with freestanding chrome mixer taps and a double width, walk-in shower cubicle with rain water head and additional hose.

Bedroom 2

11'10" x 9'8" (3.61m x 2.95m)

Situated to the front of the property with outstanding views towards Castle Hill, there is a uPVC double glazed window and central heating radiator.

Bedroom 3

8'9" x 8'11" (2.67m x 2.72m)

With a central heating radiator and Velux window.

Bathroom

Furnished with a 4 piece suite comprising low flush WC, semi pedestal wash bowl, shower cubicle with full body jet shower and rainwater head and a freestanding Victoria and Albert bath with independent freestanding chrome mixer taps and shower attachment. There is full tiling to both the walls and floor (under-floor heating), a chrome ladder style radiator and sunken LED lighting.

OUTSIDE:

To the front of the property there is a block paved double width driveway which in turn gives access to the garage. There is also a balcony to the front of the property which has chrome and glass balustrade and is accessed from the first floor landing. The rear gardens comprise of a raised decked area with timber balustrade and lawned gardens with mature shrub and tree borders. There is also an outside water tap.

Covered Storage Area

16'0" x 9'7" (4.88m x 2.92m)

Located under the decking at the rear of the property is this useful covered storage area. With power and light points. (restricted roof height)

Integral Garage

20'0" x 11'5" (6.10m x 3.48m)

Having an automated up and over door, power and light points and a water tap.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616) and continue along this road which then becomes Lockwood Road. At the traffic lights turn left and follow the road as it becomes Woodhead Road continuing through Taylor Hill and Berry Brow. At the traffic lights in Honley bear right onto the A6024 Woodhead Road and then right into North Gate, left into East Gate and pass through the centre of Honley. At the roundabout take the first exit onto Moorbottom, left onto Bradshaw Road and then turn left into Long Lane. After a short distance turn right into Kendal Court where the property will be found straight ahead on the right.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK

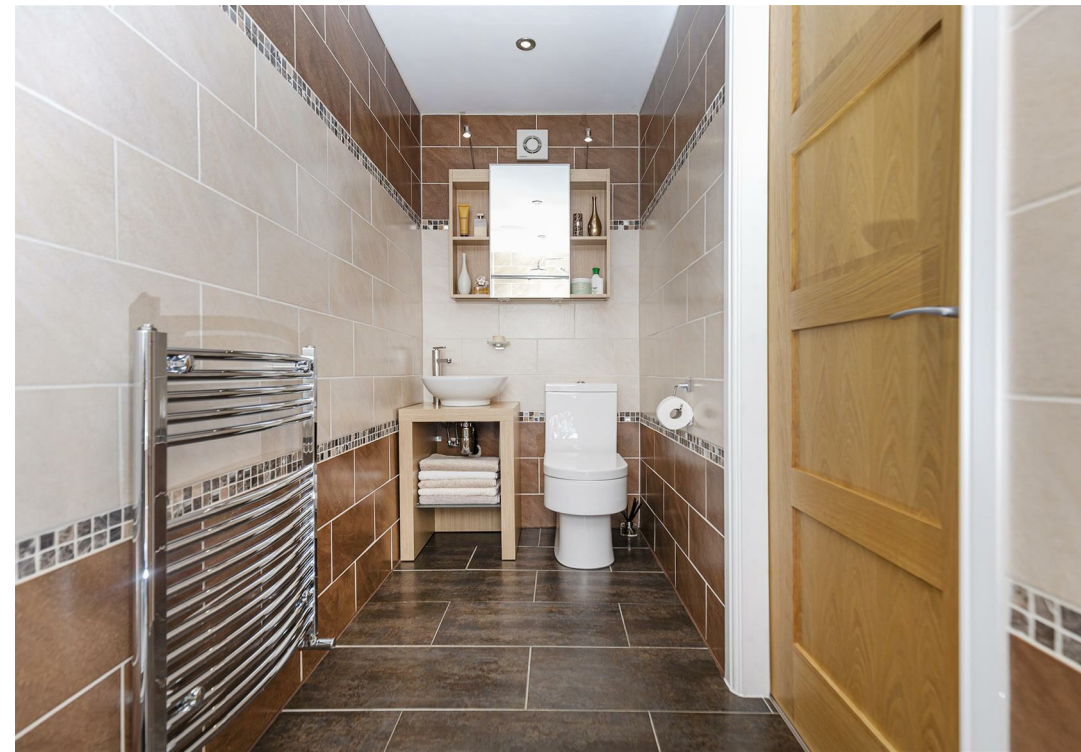
IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

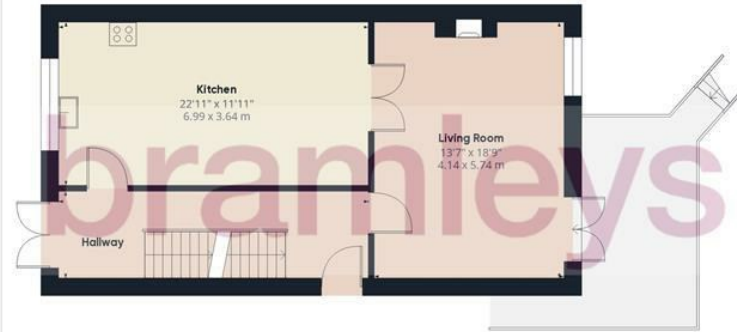
Please call our office to book a viewing on 01484 530361.







Floor 0



Floor 1



Floor 2

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	

Approximate total area⁽¹⁾

1949.02 ft²
181.07 m²

Balconies and terraces

166.09 ft²
15.43 m²

Reduced headroom

13.89 ft²
1.29 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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