



Wm Sykes  
& SON EST. 1866

P R E S T I G E

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# HOLLY HOUSE

16 GREEN CLIFF, HONLEY, HOLMFIRTH, HD9 6JN

OFFERS IN THE REGION OF  
£680,000

Enjoying a superb tucked away location with views to the rear, this magnificent individual modern detached property offers spacious accommodation with 4 double bedrooms 2 of which have en-suites. The property has been meticulously updated by our clients and is presented to a high standard both internally and externally. This would be a perfect purchase for a buyer looking for a high quality family home which is close to local amenities.

- Exceptional detached property
- High quality modern interior
- Tucked away location with views to the rear
- High spec kitchen and bathrooms
- 4 double bedrooms, 3 reception rooms
- Generous lawned gardens
- Double garage and ample parking
- Energy rating 67 (Band D)

### About Holly House

Holly House was originally constructed circa 1996 and is unique in its design and layout which features detailing such as mullioned windows to its natural stone exterior. Our clients purchased the property in 2009 and have comprehensively refurbished the interior since then, adding tasteful fixtures and fittings throughout.

The property is entered via the ground floor entrance porch which leads into a spacious hall with Karndean flooring and a staircase to the first floor with glass and brushed steel balustrading, double doors lead into the kitchen, dining room and living room. The kitchen is finished to a high specification with granite topped units, high quality appliances and bespoke breakfast bar. The lounge and dining room are both of excellent proportions and there is a further reception room which could be enjoyed as a sitting room or study. The downstairs accommodation is completed with a contemporary cloak room / wc and utility room.

Upstairs there is a spacious landing / sitting area, 4 double bedrooms and house bathroom. The master bedroom suite features a walk through dressing room and excellent en-suite. There is also an en-suite to the second bedroom, whilst the house bathroom is magnificent and features a free standing roll top bath and shower cubicle.

The property is presented to a high standard throughout having wooden double glazed windows and doors, gas central heating and an intruder alarm system alongside the quality fittings. Externally it features a double garage with craft room and loft space over, generous parking provision and well-presented gardens which extend to the front, side and rear.

### Accommodation:

#### GROUND FLOOR

##### Entrance Hall

With wooden entrance door, Karndean parquet style flooring, window to the side and central heating radiator.

##### Inner Hall

A spacious hall which features a tall mullioned window to the front, staircase with brushed steel and glazed balustrade leading to the first floor and contemporary tall wall mounted radiator. The Karndean flooring runs through the inner hall and into both the kitchen, utility and dining room.



##### Downstairs WC 4'7" x 5'1"

With low flush wc and glass bowl shaped washbasin placed on a floating plinth with mixer tap, obscure glazed window to the front, stone tiling to the floor and one wall, extractor and central heating radiator.

##### Lounge 17'6" x 22'10"

A large lounge which is accessed via double doors from the hall. It features mullioned windows to the side and rear, with glazed double doors to a patio and side garden, inset spotlights to the ceiling, chimney breast with remote controlled living flame effect gas fire and 2 central heating radiators.







#### Kitchen 23' x 12'2" (max)

A stylish and contemporary kitchen with an excellent range of fitted base units and wall cupboards with granite worksurfaces, raised breakfast bar and a twin ceramic sink with mixer tap and Quooker instant boiling water tap. It is fitted with a full complement of integrated appliances by Miele which includes a steam oven, combination oven, induction hob with extractor over, fridge freezer and dishwasher. There are windows and glazed double doors to the rear enjoying the views, inset spotlights to the ceiling and two tall contemporary radiators.

#### Utility

Adjoining and featuring units which match those in the kitchen, with stainless steel sink unit, integrated second fridge, space for washing machine and drier, tall contemporary radiator window to the rear and internal access door to the double garage.



#### Dining Room 13'6" x 14'8"

A formal room with glazed double doors from the hall, which features a bank of windows to front and central heating radiator.



#### Sitting Room / Study 12'5" x 10'11"

Currently used as a second living room and occasional home office. With windows to the front and side and central heating radiator.



## FIRST FLOOR



### Landing

The spacious landing is used as a reading / sitting area and features a porthole window to the front, further windows over the staircase 3 central heating radiators, access to the loft and a large walk in storage cupboard which houses the pressurised hot water cylinder.



### Master Bedroom 17'5" x 10'3"

Featuring a bank of windows to the rear and a further window to the side, built in double wardrobe and central heating radiator. There is also a walk through dressing area which features a built in wardrobe, Velux rooflight and central heating radiator.



### En-Suite 11'11" x 5'5"

With low flush wc, pedestal washbasin and bath with mixer tap, walk in shower with overhead shower and rinse hose, porthole window to the side, inset spotlights to the ceiling, extractor and heated towel rail.



### Bedroom 2 11'11" x 10'10"

A double bedroom with windows to the front and central heating radiator.

### En-suite 5'2" x 7'8"

With three piece suite in white comprising low flush wc, pedestal washbasin and shower cubicle with overhead shower, inset spotlights to the ceiling, obscure glazed window to the front and central heating radiator.

### Bedroom 3 13'7" x 12'3"

A double bedroom with windows to the rear enjoying the views and central heating radiator.



### Bedroom 4 13'6" (max) x 11'9"

A double bedroom which features windows to the front, central heating radiator and walk in wardrobe space.



### Bathroom 10'8" x 9'9"

The house bathroom is finished to an excellent specification and features a quality four piece suite comprising low flush wc, pedestal washbasin, free standing roll top bath with floor standing mixer tap, corner shower cubicle, tiled floor, obscure glazed window to the rear, extractor and heated towel rail.





### OUTSIDE

There is a terraced garden area directly in front of the house and a double width, block paved driveway which slopes down to the garage. Our clients have created further parking to the side of the driveway and across the drive which leads to the next door house.

### Double Garage

With remote control up and over doors, electric light and power supply, window and door to the rear, folding loft ladder to the attic room above.

### Attic Room 19'1" x 9'4"

Located above the garage, this is used by our client as a craft room. It features a porthole window to the side, velux to the angled ceiling, radiator and recessed under eaves storage.

### Gardens

There are pleasant lawned gardens extending around the side and rear of the house with a paved patio area located off the kitchen area. The rear garden enjoys pleasant views over the adjoining land. There is also a good sized wooden garden shed.

### Viewing

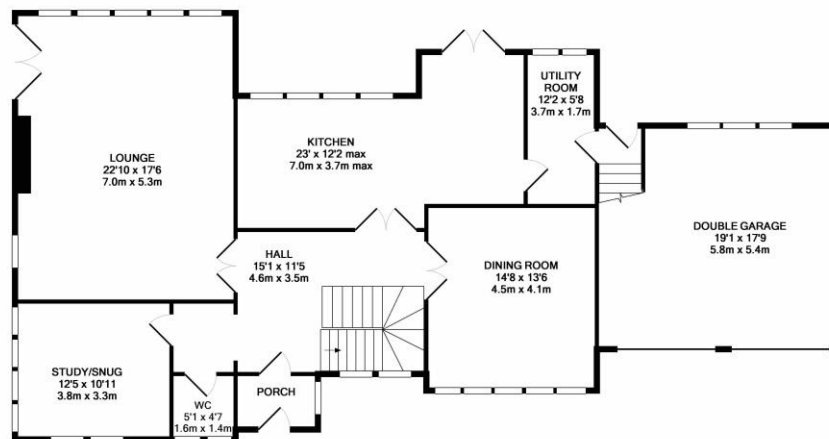
By appointment with Wm Sykes and Son.

### Location

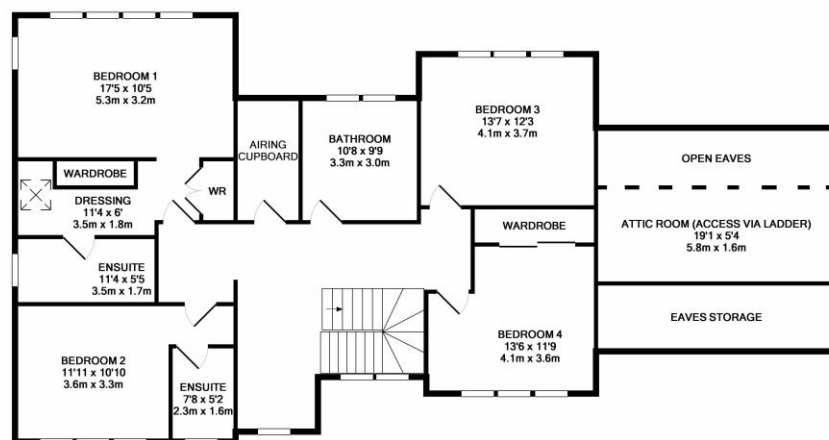
From the centre of Honley travel along the cobbles of Church Street, passing the Church on the right hand side. Continue along here and the road becomes Green Cliff. The property will be found down an unmade lane off Green Cliff on the right hand side. The property is the next to the end house on this lane.







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.  
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Ravensworth 01670 713330

**Holmfirth**  
38 Huddersfield Road, Holmfirth HD9 3JH  
01484 683 543  
holmfirth@wmsykes.co.uk

**Slaithwaite**  
Britannia Mill, Britannia Road, Slaithwaite, Huddersfield HD7 5HE  
01484 847 700  
slaithwaite@wmsykes.co.uk

wmsykes.co.uk

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& SON EST. 1866  
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