

## 45C Reins Terrace

Honley, Holmfirth, HD9 6LS

A really convenient two double bedroom cottage tucked away from the main road with off road parking and an enclosed sitting out area. The property has gas central heating and double glazing and briefly comprises lounge, breakfast kitchen, home office, two first floor double bedrooms and a family bathroom. NO VENDOR CHAIN.

**£120,000**

# 45C Reins Terrace

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- TWO BEDROOM TERRACED COTTAGE
- OFF ROAD PARKING AND GATED SITTING AREA TO THE FRONT
- BREAKFAST KITCHEN AND SEPARATE LOUNGE
- TWO FIRST FLOOR DOUBLE BEDROOMS
- USEFUL HOME OFFICE SPACE
- NO VENDOR CHAIN

## Entrance

## Outside and parking

## Dining Kitchen

14'11" x 6'10" (4.55m x 2.08m)

## Lounge

15'3" x 8'9" (4.65m x 2.67m)

## Study

8'1" x 5'6" (2.46m x 1.68m)

## First Floor Landing

## Bedroom 1

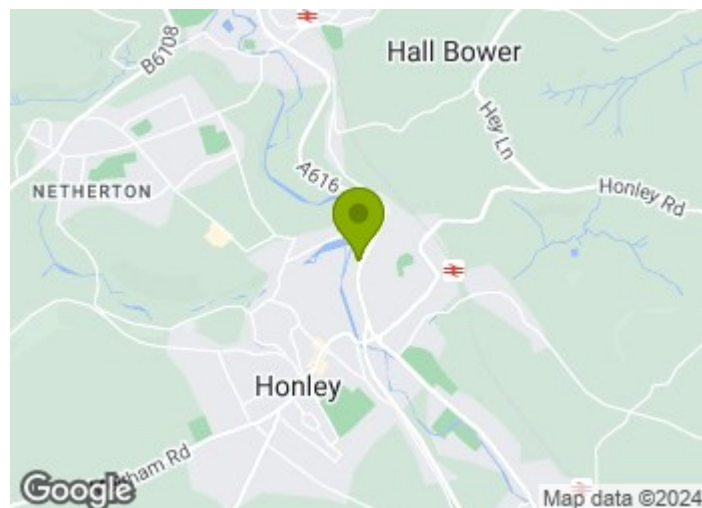
9'5" x 9'2" (2.87m x 2.79m)

## Bedroom 2

15'4" x 7'2" (max) (4.67m x 2.18m (max))

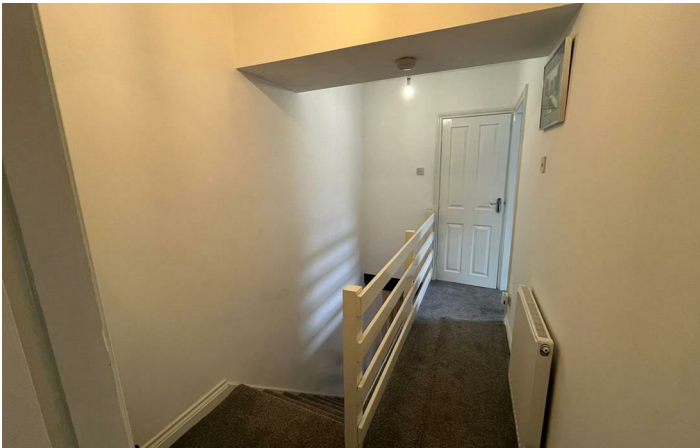
## Bathroom

5'6" x 5'1" (1.68m x 1.55m)

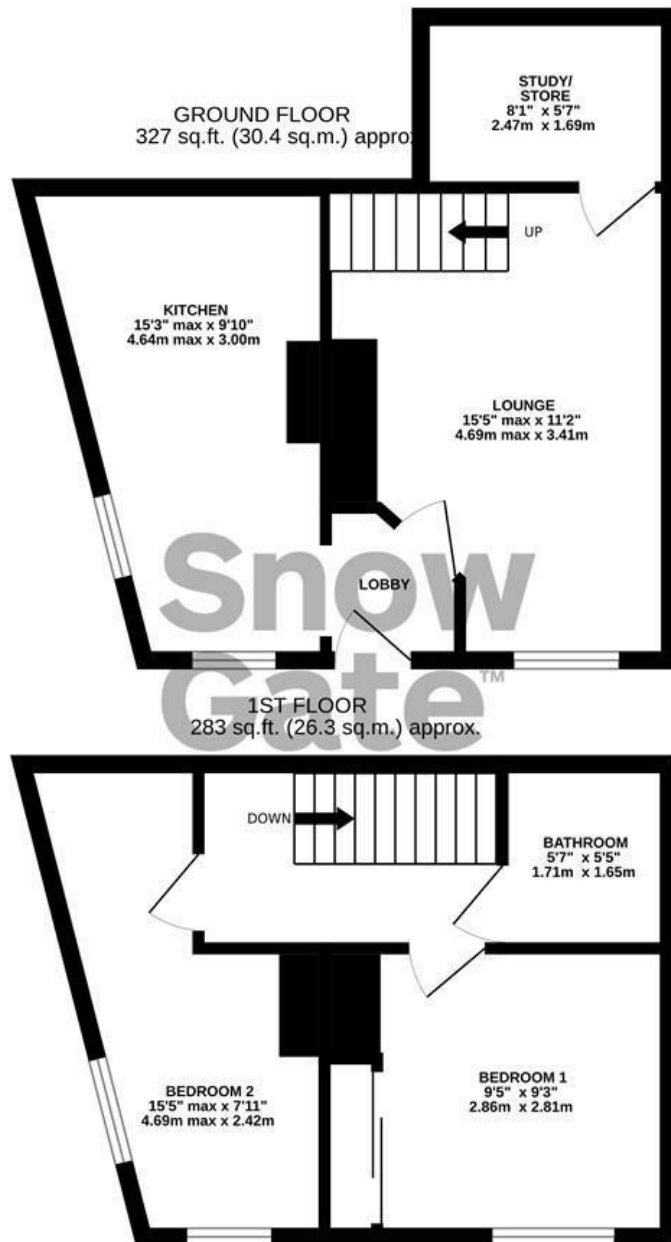


## Directions

From Holmfirth head along Huddersfield Road towards Honley. Passing through the main crossroad lights and passed the petrol station continue on Huddersfield Road. Reins Terrace can be found on the left hand side just before reaching Holme Build. Turn left after the row of terrace properties to the off road parking at the rear of the building.



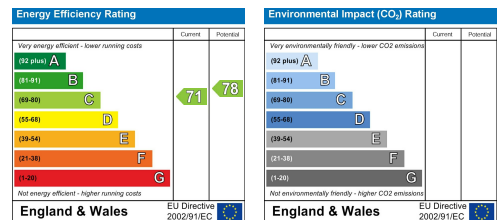
# Floor Plan



TOTAL FLOOR AREA : 610 sq.ft. (56.7 sq.m.) approx.

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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