



53 Woodhead Road

Honley, Holmfirth, HD9 6PU

A really spacious two bedroom character cottage a short walk from the high school and train station. The flexible and immaculate accommodation is over three floors with a lovely rear garden and plenty of off road parking. Available with no vendor chain the accommodation briefly comprises lobby, lounge with solid fuel stove, dining kitchen with huge island unit and solid fuel stove, utility and WC. To the first floor are two bedrooms and the family bathroom. Paved and lawned rear garden, summer house/shed and off road parking for three cars. Gas central heating and double glazing.

£225,000

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- STUNNING TWO BEDROOM COTTAGE
- TWO SOLID FUEL STOVES AND PLENTY OF CHARACTER
- ACCOMMODATION OVER THREE FLOORS
- LOVELY REAR PAVED AND LAWNED GARDEN WITH SHED/SUMMER HOUSE
- LARGE DINING KITCHEN, GROUND FLOOR WC AND UTILITY
- OFF ROAD PARKING FOR THREE CARS

Entrance

Lounge

18'3" x 13'0" (5.56m x 3.96m)

First Floor Landing

Master Bedroom

12'5" x 9'9" (3.78m x 2.97m)

Bedroom 2

8'9" x 6'1" (2.67m x 1.85m)

Bathroom

9'0" x 5'3" (2.74m x 1.60m)

Lower Ground Floor

Utility

8'4" x 4'0" (2.54m x 1.22m)

Dining Kitchen

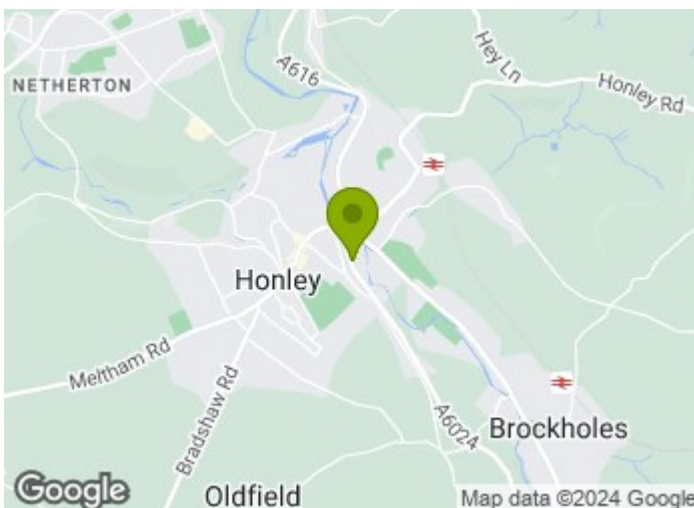
18'3" x 13'1" (5.56m x 3.99m)

WC

3'10" x 2'6" (1.17m x 0.76m)

Garden

Off Road Parking

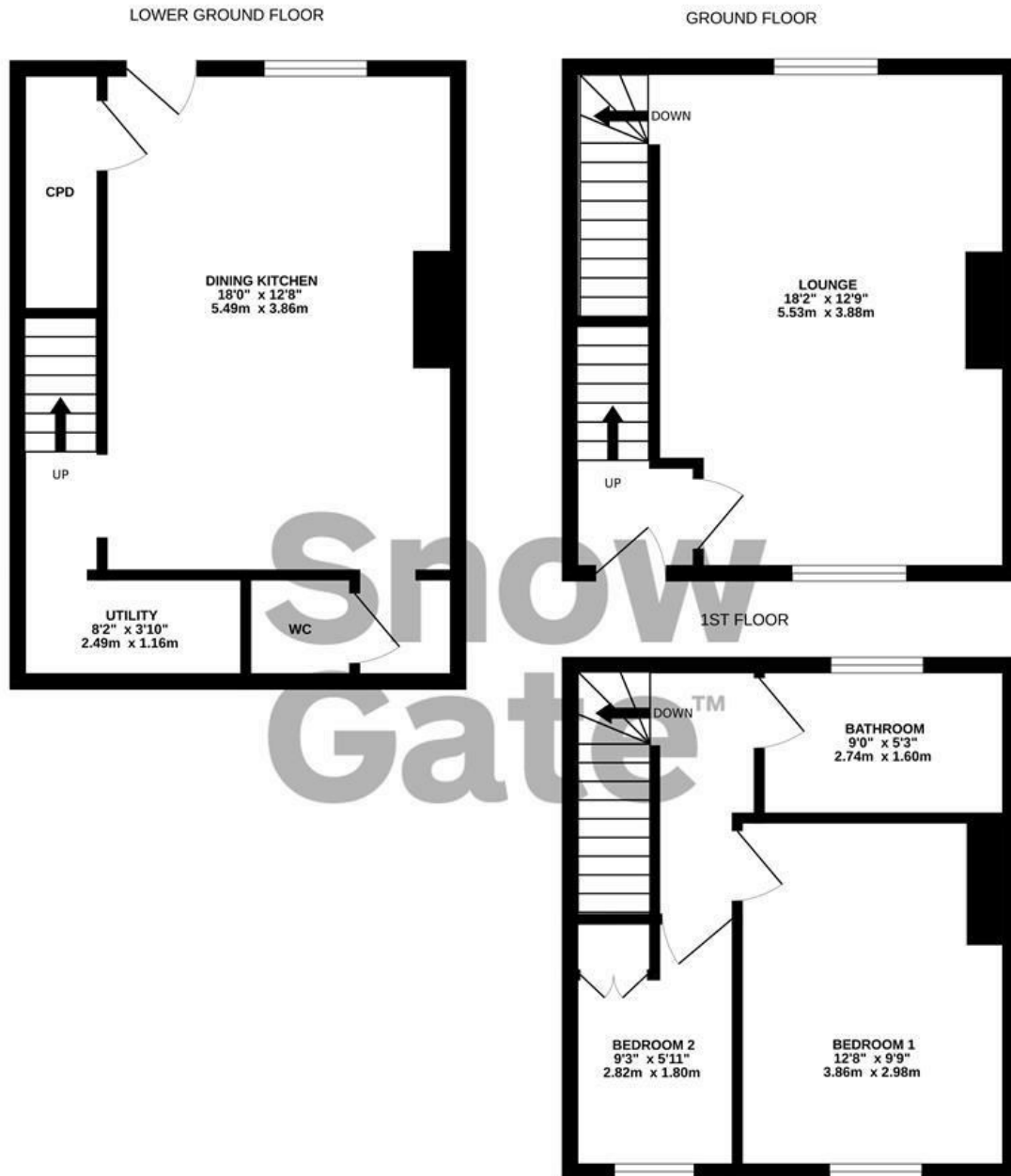


Directions

Heading from Honley towards Holmfirth on Woodhead Road the property can be found on the left hand side.



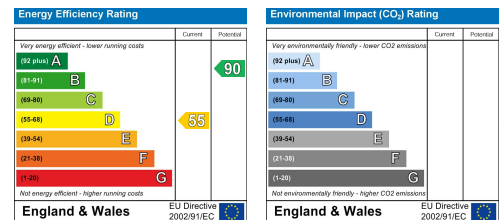
Floor Plan



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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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