



Stone Leigh, 4 Thong Lane

Thongsbridge, Holmfirth, HD9 3TY

**Chain
Free**

An excellent opportunity to purchase a four bedroom detached family home in a large mature garden (approx 0.4 acre) in need of modernisation with beautiful views a short walk from all local amenities and Holmfirth High School. Approached via a long private drive there is plenty of off road parking and a detached double garage. Although the possibilities are endless the property has current planning permission to extend and create a stunning detached family home (please see planning application 2020/62/91731/W and 2023/62/92457/W).

Currently comprises entrance porch, spacious hallway, downstairs WC, lounge, sitting room, conservatory, breakfast kitchen, cellar and rear lobby. To the first floor are four bedrooms and family bathroom plus separate WC. Gardens, off road parking and detached double garage.

NO VENDOR CHAIN.

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- FOUR BEDROOM DETACHED FAMILY HOME WITH LOVELY VIEWS
- PLANNING PERMISSION GRANTED FOR A STUNNING FAMILY HOME
- LARGE PLOT (OVER 0.4 OF AN ACRE) WITH BEAUTIFUL GARDENS
- NO VENDOR CHAIN
- HUGE POTENTIAL FOR IMPROVEMENT AND EXTENSION
- DETACHED DOUBLE GARAGE AND PLENTY OF OFF ROAD PARKING

Entrance

5'5" x 4'8" (1.65m x 1.42m)

Hallway

16'9" x 8'10" (5.11m x 2.69m)

Down stairs WC

5'6" x 4'7" (1.68m x 1.40m)

Lounge

15'3" x 14'9" (4.65m x 4.50m)

Sitting Room

15'3" x 14'7" (4.65m x 4.45m)

Conservatory

11'7" x 11'3" (3.53m x 3.43m)

Breakfast Kitchen

16'5" x 8'9" (5.00m x 2.67m)

Cellar

16'2" x 14'6" (4.93m x 4.42m)

First Floor Landing

Master Bedroom

15'9" x 12'9" (4.80m x 3.89m)

Bedroom 2

13'6" x 11'9" (4.11m x 3.58m)

Bedroom 3

15'4" x 9'7" (4.67m x 2.92m)

Bedroom 4

15'5" x 6'7" (4.70m x 2.01m)

Bathroom

8'9" x 7'5" (2.67m x 2.26m)

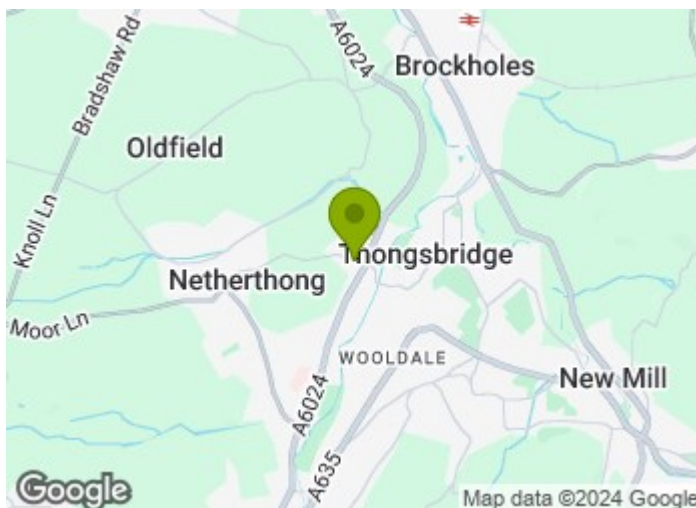
Separate WC

5'3" x 3'9" (1.60m x 1.14m)

Garage and parking

Garden

Planning Permission

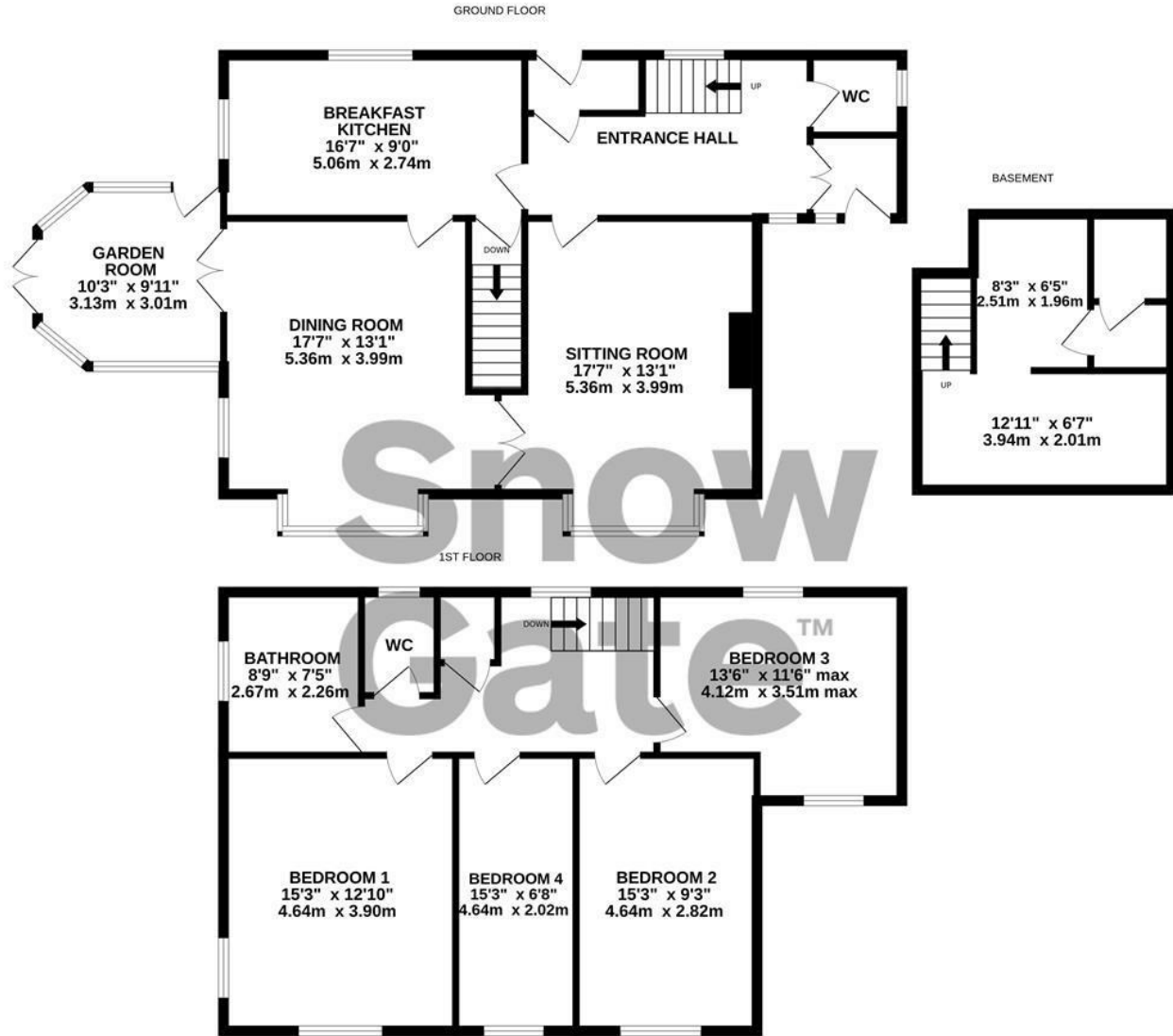


Directions

From the centre of Holmfirth head out towards Honley/Huddersfield on Huddersfield Road for approx 1 mile. At the Thongsbridge crossroads take a left on to Thong Lane where the property can be found on the right hand side.



Floor Plan



TOTAL FLOOR AREA : 1911 sq.ft. (177.5 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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