

## Snow Gate<sup>™</sup>

# Estate agency done properly









38 Stony Lane

#### Honley, Holmfirth, HD9 6DY

Detached true bungalow with no vendor chain, off road parking and low maintenance level plot all close to the local amenities of Honley. The property briefly comprises entrance hallway, kitchen, living room, shower room, 2 bedrooms and conservatory. Recently decorated throughout and having new carpets, the bungalow is ready for immediate occupation yet still allowing a new owner the opportunity to add value.

The rear courtyard garden is a tranquil and secluded spot to enjoy sitting out and requires minimum effort with small flower border and fencing. The large garden shed offers the usual storage at the end of the drive with parking for multiple vehicles.

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- DETACHED TWO BEDROOM
   LOW MAINTENANCE LEVEL
   NEUTRALLY DECORATED TRUE BUNGALOW
  - PLOT WITH OFF ROAD **PARKING**
- THROUGHOUT WITH NEW **FLOORING**

- GAS CENTRAL HEATING & **DOUBLE GLAZING**
- CLOSE TO LOCAL AMENITIES
   NO VENDOR CHAIN

**Entrance** 

Kitchen

**Living Room** 

**Shower Room** 

**Master Bedroom** 

**Second Bedroom** 

Conservatory

**Garden & Parking** 



#### **Directions**

From Honley centre take a left at the mini roundabout onto Meltham Road. take a further left onto Bradshaw Road and immediate left onto Stony Lane where the property can be found on the right hand side just prior to reaching the community centre.







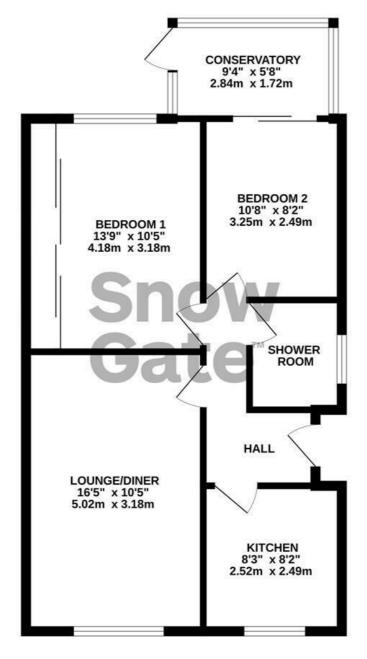












TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.

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