



Snow Gate™

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54 Huddersfield Road

Honley, Holmfirth, HD9 6LT

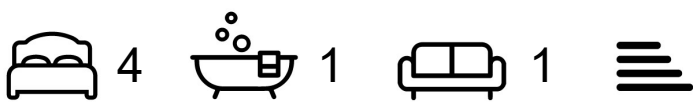
Available with no vendor chain is this four bedroom grade II listed end cottage. The property is in excellent condition throughout and is currently used as a holiday rental, available with all the furniture etc... if required. To the front of the property is an enclosed yard/sitting area and the accommodation briefly comprises entrance hallway, open plan living/dining kitchen with under stairs utility area. To the first floor are two bedrooms and a family bathroom. The second floor has a large landing and two further bedrooms. The property has a large loft which has potential to be converted into more living accommodation if required.

GREAT INVESTMENT/NO VENDOR CHAIN.

£190,000

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- SUPER FOUR BEDROOM COTTAGE WITH LOFT CONVERSION POTENTIAL
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- FULL OF PERIOD CHARACTER WITH ENCLOSED FRONT GARDEN AREA
- CURRENTLY USED A BEAUTIFUL HOLIDAY RENTAL
- FURNITURE AND APPLIANCES INCLUDED IF REQUIRED
- NO VENDOR CHAIN

Entrance

Living Dining Kitchen

18'3" x 13'5" (5.56m x 4.09m)

First Floor Landing

Bedroom (Single)

9'6" x 6'2" (2.90m x 1.88m)

Bedroom (or additional reception room)

15'10" x 8'9" (4.83m x 2.67m)

Bathroom

8'2" x 5'9" (2.49m x 1.75m)

Second Floor Landing

10'11" x 9'1" (3.33m x 2.77m)

Bedroom (Front Aspect)

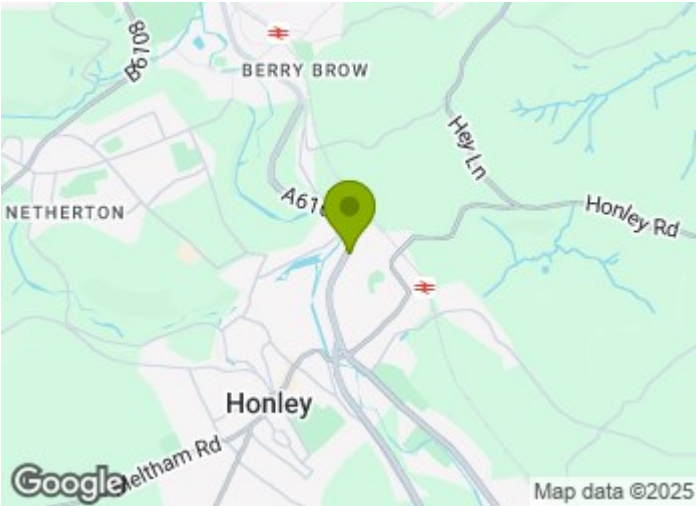
18'4" x 7'5" (5.59m x 2.26m)

Bedroom (Side Aspect)

10'7" x 9'0" (3.23m x 2.74m)

Front garden/enclosed yard

Parking

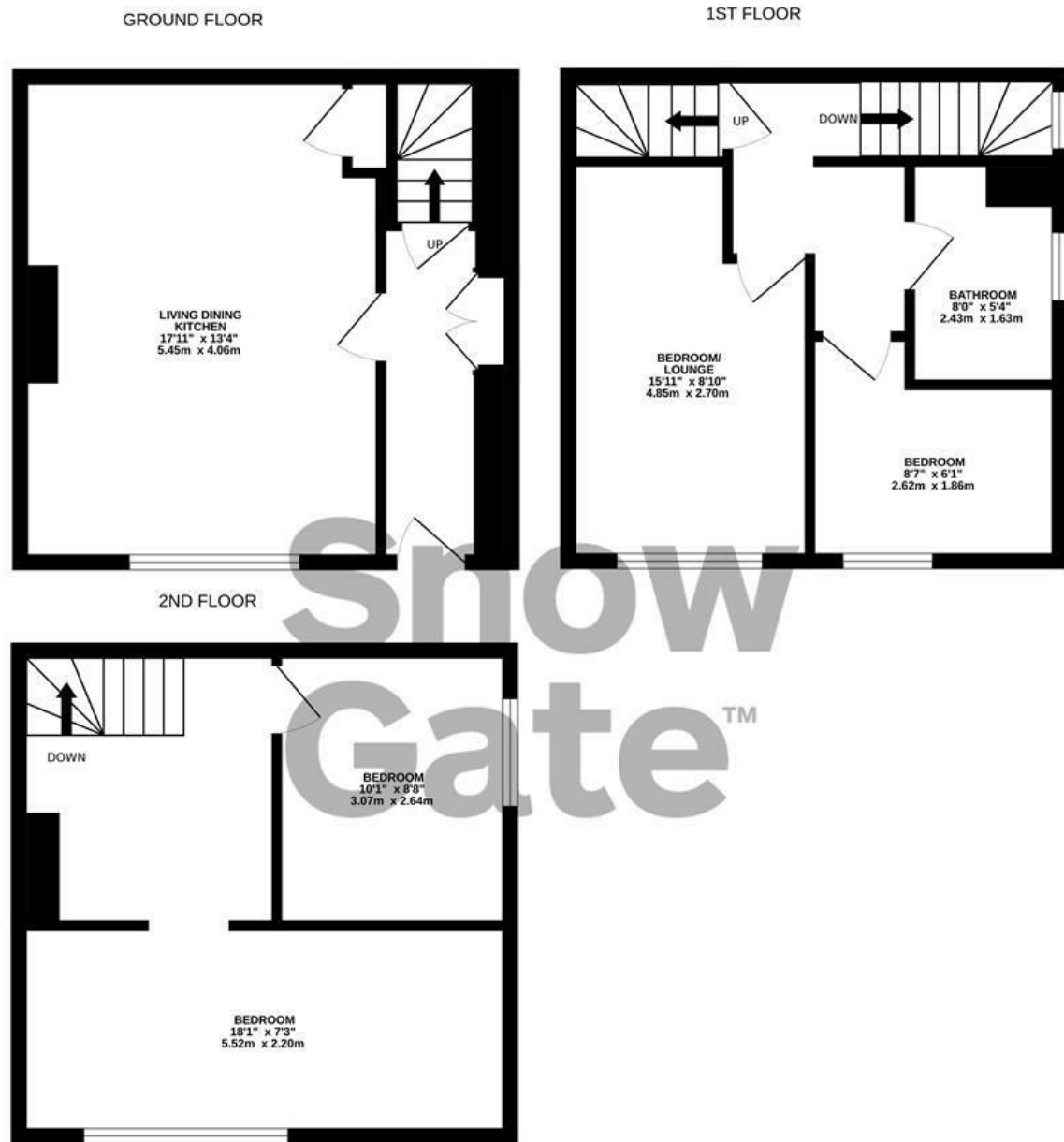


Directions

Located on the right hand side heading away from Honley towards Huddersfield.



Floor Plan



TOTAL FLOOR AREA : 966 sq.ft. (89.7 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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