



Snow Gate™

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67 Hall Ing Lane

Honley, Holmfirth, HD9 6QW

A fantastic opportunity to purchase this two large bedroom detached true bungalow set in approximately 0.4 acres of mature landscaped gardens. The property is ready for some modernisation and has planning permission granted to double its size both up and out (application number 2025/62/91786/W). The property briefly comprises porch, spacious "L" shaped hallway, wc/cloakroom, kitchen, open plan lounge/diner, two kingsize bedrooms and a family bathroom. Integral garage, driveway, parking and generous gardens.

Situated close to open countryside, local amenities and railway station.

£600,000

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- TWO DOUBLE BEDROOM DETACHED TRUE BUNGALOW
- EXTREMELY SOUGHT AFTER LOCATION
- GENEROUS PLOT (APPROX 0.4 ACRES) WITH MATURE GARDENS
- ADJACENT OPEN COUNTRYSIDE & CLOSE TO LOCAL AMENITIES
- LARGE DRIVEWAY & INTEGRAL GARAGE
- PLANNING PERMISSION FOR RE-DEVELOPMENT

Entrance Porch 7'5 x 5'7 (2.26m x 1.70m)	Bathroom 9'4 x 7'0 (2.84m x 2.13m)
Hallway 20'5 x 5'2 (6.22m x 1.57m)	Bedroom 2 14'11 x 9'9 (4.55m x 2.97m)
WC 6'0 x 3'10 (1.83m x 1.17m)	Master Bedroom 14'8 x 11'11 (4.47m x 3.63m)
Integral Garage 15'8 x 11'9 (4.78m x 3.58m)	Garden & Parking
Kitchen 10'7 x 9'10 (3.23m x 3.00m)	
Lounge 14'4 x 13'7 (4.37m x 4.14m)	
Dining Area 10'5 x 6'9 (3.18m x 2.06m)	

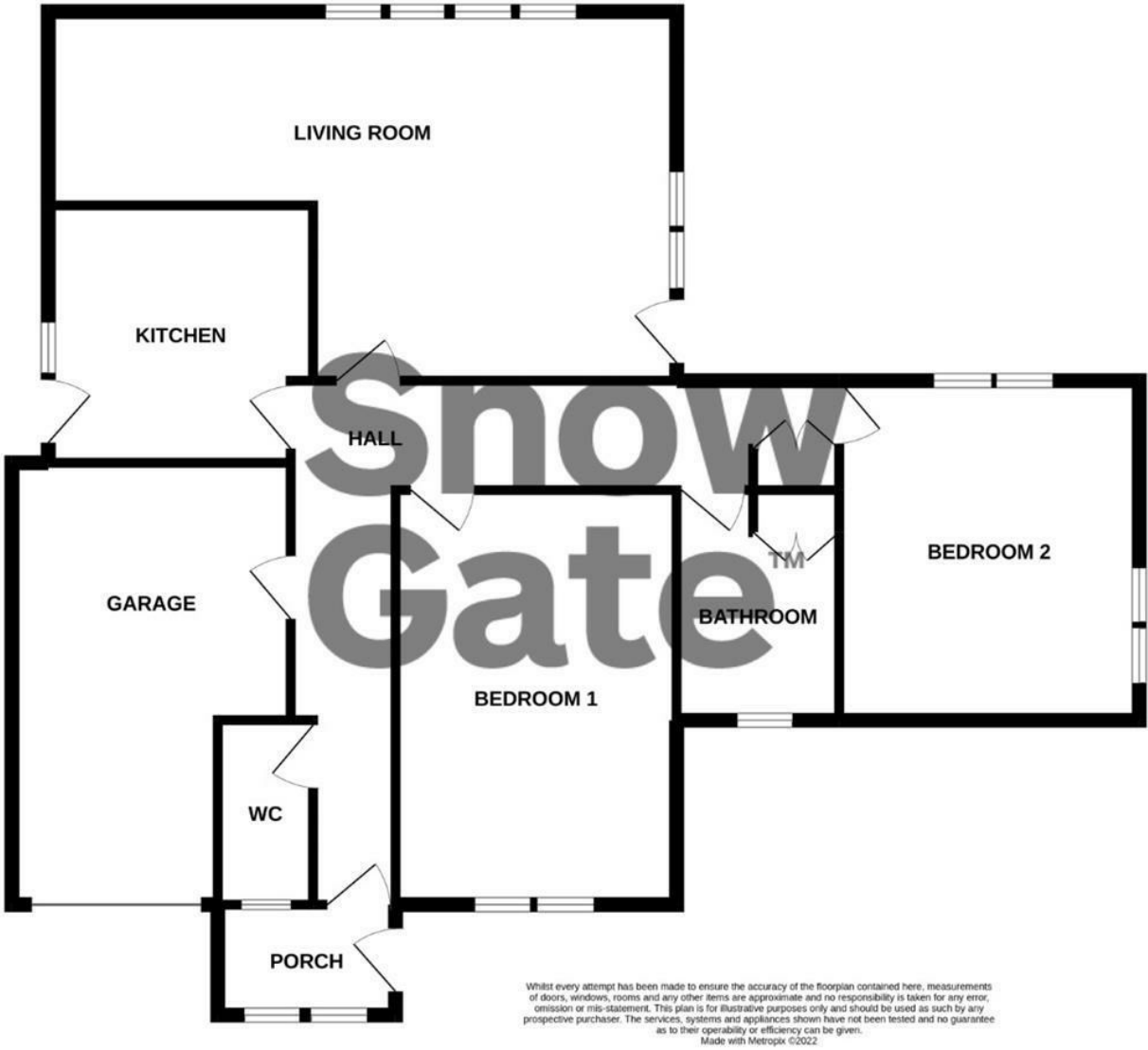


Directions

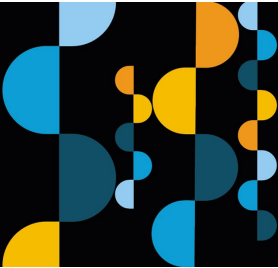
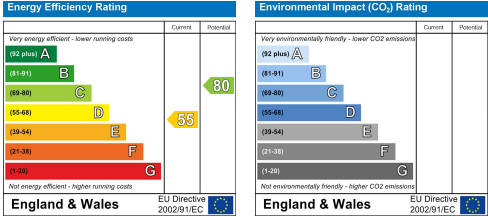
As Brockholes leads into Honley on New Mill Road turn onto Gynn Lane, after the railway bridge the road naturally leads into Hall Ing Lane where the property can be found on the left hand side.



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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