



4 Bed
House - Semi-Detached
located in Soothill

24 Honeysuckle Lane
Soothill
Batley
WF17 6FN



Asking price £350,000

Nestled in the charming area of Honeysuckle Lane, Soothill, Batley, this exquisite semi-detached house offers a perfect blend of modern living and comfort. Built in 2024, the property boasts a generous living space of 1,286 square feet and a landscaped private garden, making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings with family. The house features four well-appointed bedrooms, each designed to offer a peaceful retreat at the end of the day. With three bathrooms and cloaks/WC, convenience is at the forefront, ensuring that there is ample space for everyone to enjoy their own privacy.

The contemporary design and thoughtful layout of this home make it a standout choice in the market. The property is situated in a desirable location, offering easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both comfort and convenience.

This semi-detached house is not just a place to live; it is a place to create lasting memories. With its modern features and spacious design, it is ready to welcome its new owners. Do not miss the opportunity to make this stunning property your new home.

Entrance Hall

Composite entrance door opens into an inviting hallway with light wood flooring, useful storage and the staircase leading off.

Cloakroom / WC

A sleek cloakroom housing a WC and wash basin in white with light wood flooring and patterned tiling as feature.

Living Room

16'6" x 9'10" plus bay

This welcoming living room is bright and inviting, featuring a generous bay window that floods the space with natural light. The light wood flooring continues throughout, adding warmth to the neutral walls. There is ample space for a comfortable seating area, making it an ideal spot to relax or entertain.

Kitchen/Diner

16'6" x 10'7"

A well-proportioned kitchen/diner that enjoys plenty of natural light from the rear aspect. The kitchen is fitted with modern units and a wood effect work surface, incorporating integrated appliances and ample storage. The dining area comfortably fits a table and chairs, with glazed double doors leading directly into the garden, making it a perfect space for family meals and entertaining.

Stairs and Landing

A return staircase leads from the entrance hall to a landing area with doors off to bedrooms and bathroom.

Family Room / Bedroom Two

16'6" x 9'7"

A light and airy family room, also suitable as a bedroom, this space features light wood flooring and neutral décor throughout. The room benefits from a broad window to the front, allowing ample daylight to fill the space.

Bedroom One

14'0" x 10'9"

Bedroom one is a spacious double room with neutral decor and soft carpeting providing a cosy and comfortable environment, with good natural light from a front-facing window.

Ensuite Shower Room

10'9" x 4'2"

The ensuite shower room is thoughtfully designed with modern tiling and a walk-in shower. It includes a pedestal basin and WC, offering a fresh, bright space for convenience and privacy.

Family Bathroom

7'3" x 6'2"

The family bathroom is fitted with a white suite comprising a bath with a tiled surround, a pedestal basin, and a WC. A frosted window provides natural light, and neutral tiling lends a contemporary and fresh feel to the space.

Stairs and Landing

A further return staircase leads from the first floor landing to the second floor landing area, again with internal doors to bedrooms and shower room.



Bedroom Three

13'12" x 10'9"

A further double bedroom offers a peaceful retreat with a cosy alcove window and fitted wardrobes with mirrored sliding doors, providing excellent storage. Soft carpeting underfoot enhances the comfort of this restful space, which benefits from a neutral colour scheme.

Bedroom Four

11'4" x 9'7"

Bedroom four is a bright room with neutral décor and carpeting. It benefits from useful eaves storage and a window to the side, making it a flexible space for guests, a child's bedroom, or a home office.



Shower Room

The shower room on the top floor is a compact yet modern space with a tiled shower cubicle, pedestal basin, and WC. Its practical design makes good use of the space for convenience and comfort.



Rear Garden

The rear garden is fully enclosed by fencing and a feature stone wall, offering a private and safe outdoor space. It features a neatly maintained lawn bordered by a paved patio area, perfect for outdoor seating and entertaining. The garden benefits from a sunny aspect, providing an enjoyable environment throughout the warmer months.

Front Exterior

The front exterior presents an attractive stone-built semi-detached home with modern double glazing and dormer windows on the top floor. A gravel driveway offers off-street parking, while the property benefits from well-maintained surrounding green space and a low boundary wall, creating a welcoming and attractive street presence.



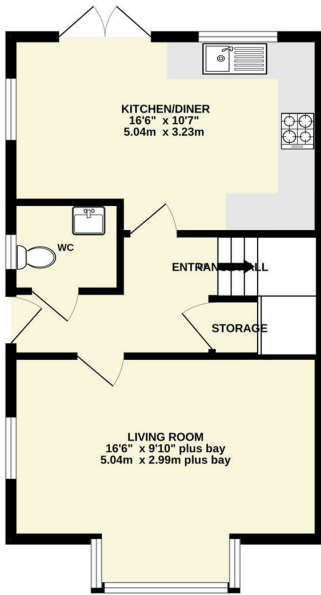
1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WYNNSALESANDLETTINGS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**



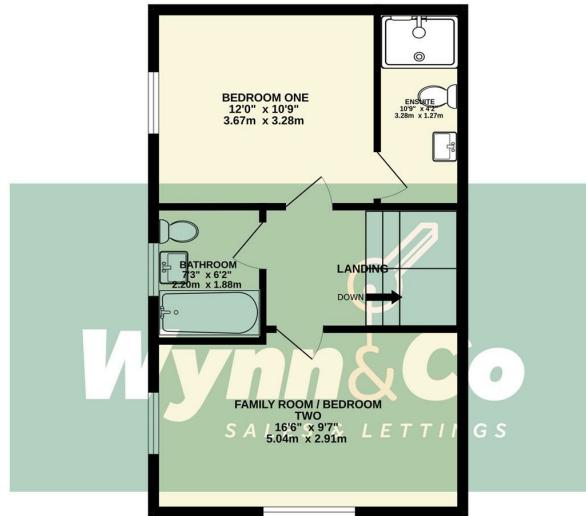
24 Honeysuckle Lane, Soothill, Batley, WF17 6FN



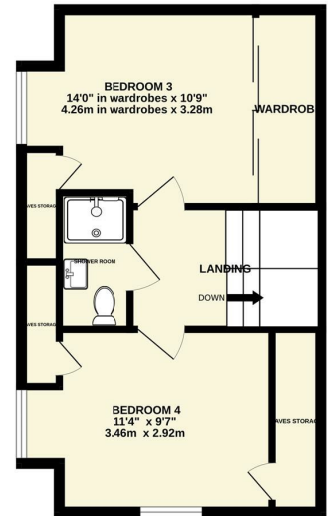
GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



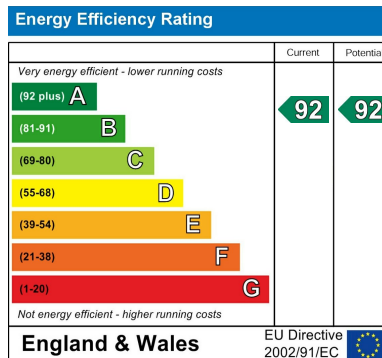
2ND FLOOR
420 sq.ft. (39.1 sq.m.) approx.



FOUR BEDROOM THREE STOREY SEMI DETACHED HOME

TOTAL FLOOR AREA : 1332 sq.ft. (123.7 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.
Made with Metropix ©2025



DIRECTIONS

CONTACT

86 Millgate
Ackworth
WF7 7QD

E: sales@wynnandco.co.uk

T: 07901005018

Wynn&Co
Sales and Lettings