



Station Approach, Honley HOLMFIRTH HD9 6LD

welcome to

Station Approach, Honley HOLMFIRTH

An Executive Detached Property Set In A Prime Position On This Well Regarded Cul De Sac. Walking Distance To Honley High School. Immaculate Four Bedrooms, With Spiral Staircase To Attic Room. Cloakroom, Master En Suite, Bathroom, Driveway And Garage. Solar Panels And Well Established Gardens.



Honley is a village in the Holme valley and is situated near to Holmfirth and Huddersfield. On the banks of the River Holme Honley has an abundance of shops, bars, restaurants and local amenities. with the added benefit of a local railway station. Its popular and schooling is well renowned, with good motorway networks.

Summary

Accommodation

Storm Porch

Entrance Hallway

Cloakroom

Lounge

14' 6" x 11' 4" (4.42m x 3.45m)

Breakfast Kitchen

17' 4" x 8' 4" (5.28m x 2.54m)

Dining Room

9' 10" x 9' 7" (3.00m x 2.92m)

First Floor

Landing

Master Bedroom

14' 11" plus robes x 9' 9" (4.55m plus robes x 2.97m)

En Suite

Bedroom Two

12' 11" x 9' 8" (3.94m x 2.95m)

Bedroom Three

9' 9" plus bay x 8' 6" (2.97m plus bay x 2.59m)

Bedroom Four

8' 8" plus box bay x 8' 1" (2.64m plus box bay x 2.46m)

House Bathroom

11' x 6' 10" (3.35m x 2.08m)



view this property online williamhbrown.co.uk/Property/HMF107451



welcome to

Station Approach, Honley HOLMFIRTH

- Detached House
- Four bedrooms plus Attic Room
- Well Established Enclosed Garden
- Driveway And Garage
- Walking distance of Train Station

Tenure: Freehold EPC Rating: B

£475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HMF107451



Property Ref:
HMF107451 - 0009

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk