

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)

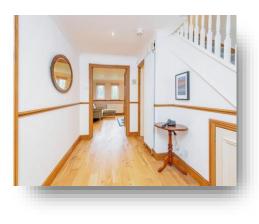
En Suite

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)









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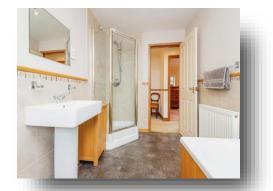
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Station Approach, Honley HOLMFIRTH

- **Detached House**
- Four bedrooms plus Attic Room
- Well Established Enclosed Garden
- Driveway And Garage
- Walking distance of Train Station ٠

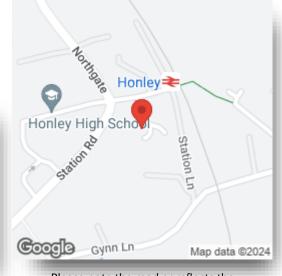
Tenure: Freehold EPC Rating: B

£475,000





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



Please note the marker reflects the postcode not the actual property



Property Ref:

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 HMF107451 - 0009 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.

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