



**Long Lane, Honley Holmfirth HD9 6EA**



**welcome to**

## **Long Lane, Honley Holmfirth**

AVAILABLE WITH NO CHAIN IS THIS WELL MAINTAINED BUNGALOW SET WITHIN GARDENS TO THREE SIDES AND AFFORDING TWO BEDROOM ACCOMMODATION WITH GARAGE LOCATED IN THE DESIRABLE HOLME VALLEY VILLAGE OF HONLEY

##Invalid Field Name##

### **Summary**

Occupying a highly desirable position within the sought after village of Honley is this attractively presented semi detached bungalow. With views of Castle Hill from the rear of the property and rolling countryside close at hand yet ease of access to the many amenities Honley has to offer the property briefly comprises: entrance porch, lounge/dining room, breakfast kitchen, two double bedrooms, bathroom and a fitted kitchen. Externally there are well maintained gardens and access to an undercroft garage. Available with no vendor chain, an internal inspection would be highly recommended.

### **Accommodation**

#### **Entrance Porch & Hallway**

Central heating radiator and coving to ceiling.

#### **Breakfast Kitchen**

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

Fitted with a range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit. There is a cooker point and complementary tiled surrounds whilst there is also plumbing for the washing machine, a tile effect floor covering, radiator and double glazed window to front aspect. The kitchen also houses a central heating boiler.

#### **Lounge/Dining Room**

17' 4" x 10' 6" ( 5.28m x 3.20m )

A splendid room with space for both lounge and dining furniture. The focal point is the electric living flame fire set to feature surround and there is decorative coving to ceiling, a radiator and double glazed window to front aspect.

#### **Bedroom One**

12' x 10' 6" into robe ( 3.66m x 3.20m into robe )

The principle bedroom has fitted wardrobes, coving to ceiling, a central heating radiator and is double glazed to rear aspect.

#### **Bedroom Two**

9' x 8' 5" ( 2.74m x 2.57m )

The second bedroom can also accommodate a double bed and has fitted wardrobes, coving to ceiling, a central heating radiator and is also double glazed to rear aspect.

#### **Bathroom**

A neutral coloured suite comprising of low flush w/c, pedestal hand washbasin and paneled bath with overhead shower unit. There are tiled surrounds, a central heating radiator and double glazed obscure window.

#### **External**

To the front of the property is a lawned area and an array of plants and shrubs. Access to the property is also adapted for wheelchair use. There is a driveway to the rear leading to the above average sized garage with power and lighting whilst there are also two patio seating areas, a lawned area and a variety of plants and shrubs.





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## Long Lane, Honley Holmfirth

- Semi Detached Bungalow
- Two Bedroom Accommodation
- No Vendor Chain
- Garage
- Gardens

Tenure: Freehold EPC Rating: D

**£220,000**

### directions to this property:

Leave Holmfirth via Victoria Street and turn right at the traffic lights on to Huddersfield Road. Turn left on to Hagg Royd Road and then right on to Oldfield Road. Turn right on to Long Lane and the property can be found on the right hand side identified by our for sale board.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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