



Thirstin Road, Honley Holmfirth HD9 6JG

welcome to

Thirstin Road, Honley Holmfirth

LOCATED WITHIN EASY REACH OF THE CENTRE OF HONLEY VILLAGE YET TUCKED AWAY IN A SECLUDED POSITION IS THIS CHARMING DETACHED THREE BEDROOM COTTAGE. EXTERNALLY HAVING LOW MAINTENANCE GARDENS AND DRIVEWAY PROVIDING AMPLE PARKING.

##Invalid Field Name##

Summary

Located close to the centre of the popular village of Honley is this three bedroom detached double fronted character cottage. Ideally placed for shops, bars, restaurants and local amenities the village has to offer and within easy reach of well regarded primary and high schools within Honley. The generous accommodation briefly comprises: entrance porch, hallway, dining kitchen, living room, aforementioned first floor bedrooms and house bathroom. Externally there are low maintenance gardens and off street parking to further enhance the property. Requiring modernisation, Inspection recommended.

Accommodation

Entrance Porch

Glazed to two side the porch is an ideal shoes off area and has plumbing for a washing machine with a stable style door leading to:

Hallway

There is a tiled floor covering, radiator and staircase ascending to the first floor.

Dining Kitchen

15' 5" x 15' 3" (4.70m x 4.65m)

A sizeable room ideal for entertaining or a family get together. The kitchen has a range of wall and base units with roll edge worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Appliances include the five burner stainless steel hob and electric oven whilst there is plumbing for a dishwasher and space for a fridge freezer. The room has concealed unit lighting, beams to ceiling and is double glazed to front and rear aspect and there is a laminate floor covering in the kitchen area.

A door leads to the cellar that houses the central heating boiler, has power and lighting and provides good additional storage.

Living Room

15' 3" x 15' 3" (4.65m x 4.65m)

Another generously proportioned room with the focal point being the gas coal effect fire set to feature surround with tiled insert. The room has a laminate floor covering, beams to ceiling, a central heating radiator and is double glazed to front aspect with French style doors leading to the rear of the property.

First Floor

House Bathroom

Fitted with a white suite comprising of low flush w/c, pedestal hand washbasin and paneled bath with shower attachment and screen. There are complementary tiled surrounds, a vinyl floor covering, chrome effect heated rail ladder, an airing cupboard with radiator and double glazed obscure window.

Bedroom One

11' 9" x 9' 9" (3.58m x 2.97m)

The first double bedroom has fitted wardrobes, a central heating radiator and is double glazed to front aspect.

Bedroom Two

11' 8" x 8' 8" (3.56m x 2.64m)

A second double bedroom fitted with furniture including cupboards and wardrobes. The room has a radiator and a double glazed window to the front elevation.

Bedroom Three

11' 7" max x 6' 1" (3.53m max x 1.85m)





A single bedroom that could be utilised as a study. The room benefits from fitted wardrobes and storage cupboard. There is access to the loft, a radiator and a double glazed window to the front elevation.

External

Gates give access into a graveled driveway which comfortably provides parking for two vehicles. To the front and side of the property is a low maintenance flagged garden with artificial turf that is well stocked with mature plants and shrubs, perfect for sitting out in the warmer months. To the side of the house(Not shown) is a gate which leads to a shared flagged space with neighbouring properties. The raised patio area belongs to number 17 and benefits from a garden shed.



view this property online williamhbrown.co.uk/Property/HMF107601



welcome to

Thirstin Road, Honley Holmfirth

- Detached Cottage
- Three Bedroom Accommodation
- Character Features
- Driveway/Parking
- Low Maintenance Gardens

Tenure: Freehold EPC Rating: D

£285,000

directions to this property:

Leave Holmfirth via Victoria Street and turn right at the traffic lights on to Huddersfield Road and at the traffic lights at Honley turn left on to Northgate and continue around to the right on to Eastgate. Continue forward on to Westgate. At the mini roundabout take the third exit on to Thirstin Road where the property is situated on the left hand side identified by our for sale board.



Ground Floor



First Floor

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

view this property online williamhbrown.co.uk/Property/HMF107601



Property Ref:
HMF107601 - 0004

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