



Greenway, Honley Holmfirth HD9 6NQ

welcome to

Greenway, Honley Holmfirth

INDIVIDUAL EXTENDED HOME SET TO THIS SIZEABLE PLOT IDEAL FOR A GROWING FAMILY OR PROFESSIONAL COUPLE. DRIVEWAY LEADING TO DOUBLE GARAGE. WELL MANICURED GARDENS TO FRONT AND REAR WITH BEAUTIFUL VIEWS ACROSS TO MAGDALE. SET WITHIN THE SOUGHT AFTER VILLAGE OF HONLEY.

##Invalid Field Name##

Summary

Set in a prime cul de sac position is this well-appointed extended three bedroom individual detached property, on a sizeable plot, suitable for families or professionals. Set within the popular village of Honley, within close proximity to the vibrant village, with its wealth of cafes, restaurants, wine bars and shops. With the added benefit of the train station, well regarded schools close by and a short drive into Holmfirth town. The property is immaculately presented throughout, and briefly comprises of spacious entrance lobby, cloakroom, lounge, kitchen, dining room, sun room and spacious utility room. To the first floor three bedrooms and house bathroom. Externally the property is further enhanced by blocked paved driveway to the front, leading to a double garage, with electric door. Attractive laid to lawn garden with well stocked and established borders. To the rear is a fabulous garden that has stunning views across the valley, beyond Magdale with views of Castle Hill. The well manicured garden, offers an array of well established borders and paved seating areas. There is a bin storage and located at the end of the garden is an additional woodland banked area with steps leading down. There is also a sizeable rockery area that could be developed.

Accommodation

Entrance Lobby

Spacious carpeted entrance lobby, with downstairs storage. Housing the alarm.

Cloakroom

Carpeted cloakroom with modern white Vanity sink and WC. Tiled walls to dado height. Modern anthracite radiator.

Breakfast Kitchen

15' 8" x 8' 6" (4.78m x 2.59m)

Spacious light and airy breakfast kitchen with plenty of light flooding in from the double glazed window to rear aspect. Fitted with a modern kitchen, with a good amount of shaker style wall and base units. Being complimented by Neff double oven, gas hob, and concealed extractor unit, integral dishwasher and built in fridge freezer. Further enhanced by lino/LVT style flooring and inset down lights to ceiling.

Dining Room

16' 9" x 9' 11" (5.11m x 3.02m)

Incorporating part of the extension is this spacious dining room, located to the rear of the property, with plenty of light flooding in from the double glazed French doors leading onto rear garden, taking in the beautiful views across beyond Magdale reaching to Castle Hill. Handy downstairs storage cupboard. Radiator. Archway leading to Sun Room.

Sun Room

11' x 6' 4" (3.35m x 1.93m)

Located to the rear of the property is the sun room, that is the ideal place to sit, to take in the views across the stunning garden and across the valley and Castle Hill.

Lounge

20' 1" x 10' 10" (6.12m x 3.30m)

Spacious lounge, with plenty of natural light flooding in from the dual aspect double glazed windows. with carpeted floor covering and wall lights. The room benefits from a modern fire surround complimented by electric fire.

Utility Room

15' x 5' 10" (4.57m x 1.78m)

Spacious utility room located to the rear of the





property. With a good range of wall and base units, plumbing for washing machine, space for dishwasher, freezer and dryer. Radiator. Leading into garage.

Double Garage

Leading from utility into double garage with power and light. Also housing the Baxi boiler.

First Floor

Carpeted staircase leads to first floor landing. With loft access, the loft is fully boarded ideal for storage space and has light & power supply. Double glazed window taking in the view.

Bedroom One

16' x 9' 7" (4.88m x 2.92m)

This neutrally decorated carpeted bedroom at the rear of the property with plenty of natural light flooding in from dual aspect double glazed windows, taking in the view across the valley. With a good range of fitted wardrobes, with useful lights when opened, complimented by over bed storage and matching bedside tables. Tv point. Radiator

Bedroom Two

10' 9" x 10' 2" (3.28m x 3.10m)

Spacious double carpeted bedroom at the front of the property, with fitted wardrobes. TV point. Double glazed window. Radiator.

Bedroom Three

11' 3" x 8' 8" (3.43m x 2.64m)

Spacious carpeted double bedroom to the front of the property. with fitted wardrobes. TV point. Radiator.

House Bathroom

Family bathroom. Four piece suite comprising of shower unit, bath, wash hand basin and WC. Partial tiled walls, with modern anthracite ladder radiator. Full height useful linen storage cupboard. Obscured double glazed window.

External

To the front of the property is a blocked paved driveway leading to double garage, with electric door. An attractive laid to lawn garden with well stocked established plants and shrubs. To the rear is a well manicured garden, with fabulous views across to Magdale and beyond to Castle Hill. The garden is predominantly laid to lawn, two thirds of the garden is lawned, with well stocked and established borders which have an array of plants, shrubs and trees. While the other third benefits from paved areas ideal for seating areas. The garden also has useful bin storage. To the bottom of the garden is a wooded banked area with steps down for access. There is an additional rockery area. Useful outside tap.



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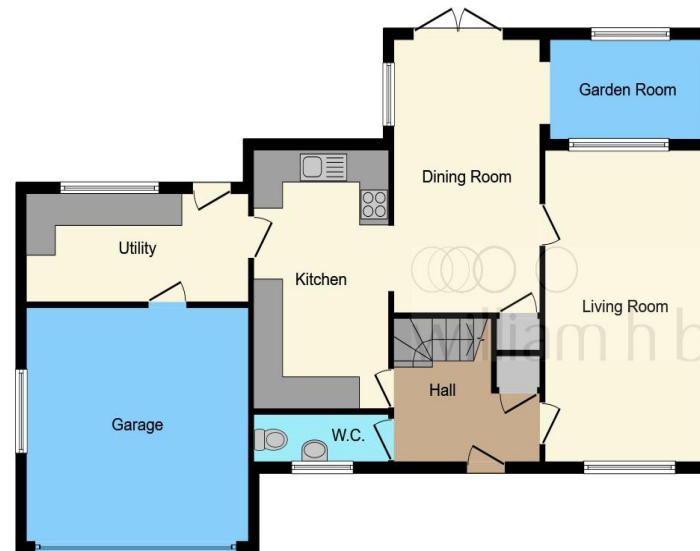
- Extended Individual Detached House
- Three Double Bedrooms
- Three Reception Rooms
- Utility Room
- Cloakroom

Tenure: Freehold EPC Rating: C

£425,000

directions to this property:

From our office, leaving Victoria Street, turning right onto Huddersfield Road. Continue on Huddersfield Road and then as you are on Woodhead Road, Take the left towards Far Banks, then right turn to continue on Far Banks, following the road until you get to the turning for South Gate, turn left to continue on South Gate. Follow South Gate and then straight over to Church Street, continue on until the slight right turn still following Church Street to the apex where you reach Green



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

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