



Honey Head Lane, Honley Holmfirth HD9 6RW

welcome to

Honey Head Lane, Honley Holmfirth

IMMACULATELY PRESENTED DETACHED RESIDENCE OCCUPYING A PRIME POSITION IN THE VILLAGE OF HONLEY AND AFFORDING GENEROUS FOUR BEDROOM ACCOMMODATION WITH WELL MAINTAINED GARDENS.

Summary

An internal inspection would be highly recommended for this immaculately presented detached residence to be fully appreciated. Boasting stylish four bedroom accommodation the property will appeal to the growing family who wish to be located in a popular village location with a wealth of amenities and well regarded schooling close at hand along with ease of access to commuting routes and the village railway station. The property briefly comprises: entrance hall, cloaks/w.c, living room opening into dining room, fitted kitchen, utility, aforementioned first floor bedrooms, master having en suite facilities, and house bathroom. Externally manicured gardens enhance the property and there is parking for two vehicle on the driveway and an integral garage.

Accommodation

Entrance Hall

On entry there is a quality laminate floor covering, staircase ascending to the first floor with spindle balustrade and a door leading to the integral garage.

Living Room

15' 6" x 10' 8" (4.72m x 3.25m)

An attractively presented room located to the front of the property and having as its focal point a recess fireplace with gas point. The room is double glazed to front aspect and opens into the:

Dining Room

10' 8" x 9' 6" (3.25m x 2.90m)

Having ample space for freestanding dining furniture, there is a central heating radiator, decorative coving to ceiling and French style doors lead out into the garden.

Breakfast Kitchen

14' 3" x 8' 5" (4.34m x 2.57m)

Fitted with an attractive range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit with mixer tap. Appliances include the electric hob with extractor, electric oven and integral dishwasher whilst the room has a slate effect tiled floor covering, tiled surrounds, radiator and is double glazed to rear aspect.

Utility

There is a range of wall and base units with roll edge worksurfaces, sink unit with mixer tap, tiled surrounds a continuation of the tiled floor covering and door leading to side of property. The room also has plumbing for the washing machine.

First Floor

Principle Bedroom

13' 4" x 10' 9" (4.06m x 3.28m)

A splendid double room with fitted wardrobes, downlighters, a central heating radiator and double glazed leaded style bay window to front aspect.

En Suite

Modern white suite fitted with a low flush w/c and pedestal hand washbasin, tiled shower cubicle, a laminate floor covering, radiator and double glazed obscure window.

Bedroom Two

14' 4" x 11' 5" (4.37m x 3.48m)

A perfect guest room with central heating radiator, loft access and double glazed window to rear aspect- note the delightful views.

Bedroom Three

11' 1" x 9' 6" (3.38m x 2.90m)

A further double bedroom this one having central



heating radiator, and again double glazed window to rear aspect showcasing the views.

Bedroom Four

11' 9" x 8' 6" (3.58m x 2.59m)

Another bedroom that could accommodate a double bed and having a central heating radiator and double glazed window to front aspect.

House Bathroom

White suite comprising of low flush w/c, pedestal hand washbasin and paneled bath with overhead shower unit and bi fold door. The room has complementary tiled surrounds and floor covering, inset ceiling lighting, radiator and double glazed obscure window.

External

To the front of the property is a double width tarmac driveway leading to the integral garage, the garage houses the central heating boiler and has power and lighting. There is a lawned area and an array of plants and shrubs. The simply beautiful rear gardens are lawned with a vast array of plants and shrubs whilst the sizeable decking area is perfect for entertaining or dining al fresco.



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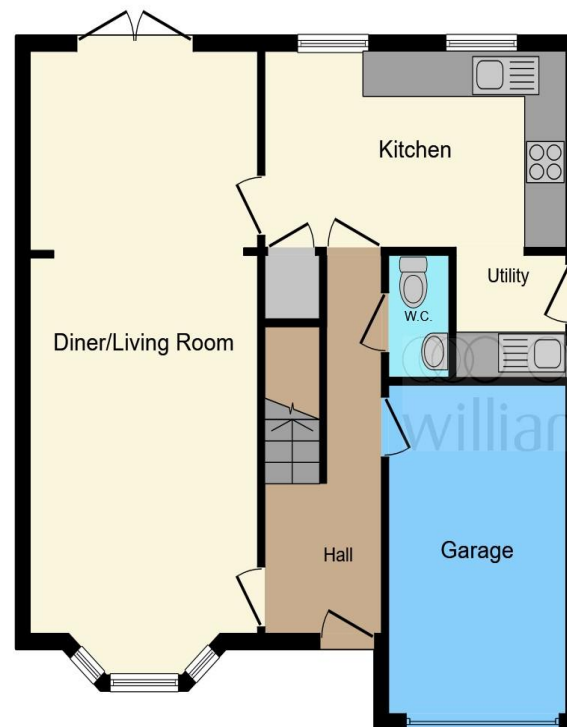
- Modern Detached House
- Four Bedroom Accommodation- Master En Suite
- Attractive Gardens
- Village Location
- Cul De Sac Position

Tenure: Freehold EPC Rating: D

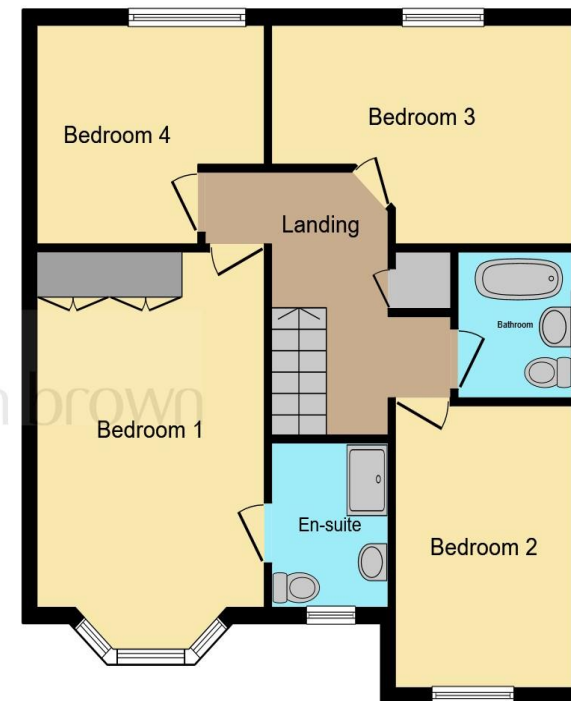
£440,000

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 left on to Broadacres. Turn right on to Honey Head Lane and continue forward where the property is situated on the right hand side identified with 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

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