



Thirstin Road, Honley Holmfirth HD9 6JG

welcome to

Thirstin Road, Honley Holmfirth

GRADE II LISTED DOUBLE FRONTED SEMI DETACHED CHARACTER PROPERTY. EXPOSED STONE WORK AND TIMBER BEAMS TO CEILING. FEATURED INGLENOOK FIREPLACE, THREE BEDROOMS, ALLOCATED PARKING SPACE.

Summary

Sundial Cottage is situated off Thirstin Road and offers character and charm. sympathetically decorated in keeping with the properties wealth of features. Including, exposed timber beams to ceiling, exposed stone walls and inglenook Fireplace. This Grade II listed character property, Circa 1870 is deceptively spacious in size and would suit a family or professional buyer. Set within close proximity to the vibrant village, with its wealth of cafes, restaurants, wine bars and shops. With the added benefit of being close by to the train station, highly regarded schooling and transport links, and a short drive into Holmfirth town. Comprising of Entrance porch, dining kitchen, cellar, lounge, to first floor are three bedrooms and house bathroom. To the front of the property it is further enhanced by a pebbled parking space, steps leading to the property. Gate then leads to the property with a delightful front and side garden, with Summer house. Viewing is highly recommended.

Ground Floor Porch

Enter through traditional door into porch, with quarry tiled floor covering. Dual aspect windows. Leading into dining kitchen.

Kitchen

15' 9" x 14' 2" (4.80m x 4.32m)
This exceptionally spacious kitchen offers a bespoke kitchen with a good range of wall and base units with complimentary worktops, and a central breakfast bar, making it ideal for family get togethers. There is a Belfast sink with mixer tap and space for a dishwasher, plumbing for washing machine, space for a gas cooker and space for fridge freezer. Housing the ideal boiler. Features include, exposed brickwork, character beams and sash style

single glazed windows to dual aspect. The room has two radiators, a tiled floor, a door to the lounge, and giving access to cellar.

Cellar Room

A door from the kitchen leads to cellar, with storage and space for tumble dryer.

Lounge

15' 9" x 12' 4" (4.80m x 3.76m)
This room offers ample character and charm, with picture rail, exposed stone wall and sash window to front aspect. The focal point being the stone inglenook style fire surround with recess gas stove. Two Radiators.

First Floor Landing

This carpeted split landing has character beams, a useful cupboard and doors to the three bedrooms and the bathroom.

Bedroom One

10' 10" x 10' 2" plus robes (3.30m x 3.10m plus robes)
Spacious character room with built in wardrobes. Enter through space saver door. Dual sash windows to front elevation, with delightful outlook. Radiator.

Bedroom Two

12' 8" plus robes x 8' 5" (3.86m plus robes x 2.57m)
Another carpeted double bedroom with built-in louvered wardrobes and shelving, a radiator and a single glazed sash to front aspect.

Bedroom Three

12' 10" x 5' 5" (3.91m x 1.65m)
A carpeted bedroom with a sash style single glazed window to the front elevation, a radiator and a character beam.





Family Bathroom

The bathroom comprises a wall mounted wash hand basin, set to distressed wood cupboard, bath with a shower over and a low level WC. The room has marble flooring with underfloor heating and a heated towel rail. Obscured window.

External

Externally to the front of the property is an allocated parking space. Steps lead to a delightful laid to lawn front garden. In between this property and next door, the property also boasts a stone sun dial, dating back to around 1791. To the side it's a decked area with rustic scaffold boards and a secure handrail with steps up to the garden room.



check out more properties at williamhbrown.co.uk



welcome to

Thirstin Road, Honley Holmfirth

- Grade II listed Double Fronted Semi Detached
- Three Bedrooms
- Bursting With Character And Charm
- Gardens to Front And Side
- Allocated Parking Space

Tenure: Freehold EPC Rating: Exempt

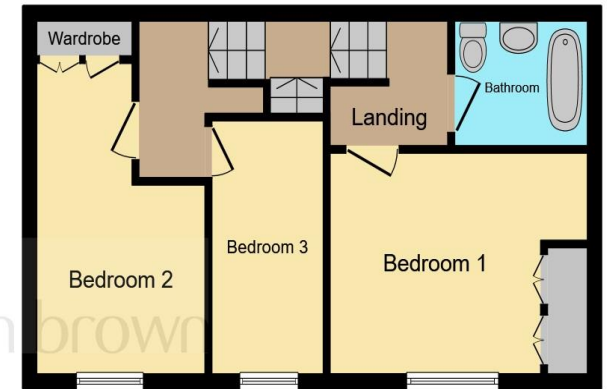
£350,000

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 right 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

check out more properties at williamhbrown.co.uk



Property Ref:
HMF107995 - 0006

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