



Council Terrace, Honley HOLMFIRTH HD9 6JX

welcome to

Council Terrace, Honley HOLMFIRTH

WILLIAM H BROWN ARE PLEASED TO BRING TO MARKET THIS GENEROUS THREE BEDROOM MID TERRACE PROPERTY WITH GARDENS TO FRONT AND REAR ALONG WITH OFF STREET PARKING. CONVENIENTLY LOCATED FOR HONLEY VILLAGE AMENITIES, SCHOOLING AND THE TRAIN STATION.

Summary

A well presented three bedroom mid terrace property located within the popular village of Honley, well placed for shops, restaurants and an abundance of amenities, highly regarded schooling and the local railway station. The property is set back from the road on a generous plot with a lawned garden to the front of the house and to the rear is a flagged garden and off road parking for two vehicles. The sizeable accommodation is laid over two floors and briefly comprises of an entrance lobby, a lounge and dining kitchen to the ground floor and to the first floor is a landing, three double bedrooms and a bathroom. A viewing is highly recommended.

Accommodation

Entrance Lobby

There is a timber floor covering, central heating radiator and door leading to:

Living Room

14' 9" max x 13' 7" (4.50m max x 4.14m)

A generous sized reception room with the focal point of the room being the feature brick recess fireplace. Double glazed windows overlook the garden to the front aspect and there is a central heating radiator, whilst a door leads into the dining kitchen.

Dining Kitchen

18' x 9' 5" (5.49m x 2.87m)

Fitted with a stylish range of wall and base units with granite worksurfaces incorporating a Belfast style sink unit with mixer tap. A full complement of integral appliances include the electric hob, electric oven, fridge freezer, dishwasher and washing machine machine. The room has a tiled floor covering, useful understairs storage, radiator, double

glazed window to rear aspect and door leading out into the rear garden.

First Floor **Bedroom One**

13' 6" x 11' 8" max (4.11m x 3.56m max)

A generous double room with fitted wardrobes, picture rail, radiator and double glazed window to front aspect.

Bedroom Two

13' 3" max x 9' 2" (4.04m max x 2.79m)

A second double room with radiator and two double glazed window overlooking the rear garden.

Bedroom Three

13' 1" max x 10' 10" (3.99m max x 3.30m)

A third and final double bedroom, this one has a central heating radiator and is double glazed to front aspect.

House Bathroom

Modern white suite comprising of low flush w/c, vanity style hand washbasin and corner bath with overhead shower unit. There are complementary tiled surrounds and floor covering whilst the room also has a chrome effect heated rail ladder and double glazed obscure window.

External

The property is set back from the main road with a gate and a shared pathway with the neighbouring property to the front door. There is a lawned garden which is edged with mature plants, shrubs and hedging. There is a flagged area perfect for placing a bistro table and chairs. A passageway runs down the side of the house providing access to the rear of the house. A further gate accesses the low maintenance garden which benefits from two



substantial garden sheds and ample parking for two vehicles.



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Council Terrace, Honley HOLMFIRTH

- Traditional Mid Terraced House
- Three Double Bedroom Accommodation
- Gardens To Front And Rear
- Off Street Parking
- Prime Village Location

Tenure: Freehold EPC Rating: D

£220,000



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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Property Ref:
HMF106479 - 0004

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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