



Moorside Road, Honley Holmfirth HD9 6ER



**william
h brown**

welcome to

Moorside Road, Honley Holmfirth

AN EXCITING OPPORTUNITY TO PURCHASE THIS FOUR BEDROOM SEMI DETACHED PROPERTY, SET IN THE SOUGHT AFTER VILLAGE OF HONLEY. THE PROPERTY IS IN NEED OF REFURBISHMENT BUT OFFERS SO MUCH POTENTIAL. FURTHERMORE IT BENEFITS FROM DRIVEWAY AND GARAGE WITH SUBSTANTIAL GARDEN TO THE REAR.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Summary

Set in a prime village location is this four bedroom semi detached property, suitable for families or professionals. Located within the vibrant village of Honley, with its wealth of cafes, restaurants, wine bars and shops. The property also benefits from the train station, well regarded Honley High School and being a short drive into Holmfirth town. The property is an ideal project for someone to put there own stamp on as it does require a full refurbishment, excluding the boiler and central heating system which was fully replaced in 2024. Comprising of kitchen, dining room and lounge, with a further four double bedrooms and house bathroom to first floor.

Externally the property is further enhanced by a garden to the front with driveway leading to a garage and to the rear is a substantial garden. Viewing is Highly recommended.

Hallway

Enter into hallway, with obscured glass panels. Double radiator. Useful understairs storage. Staircase leads to first floor.

Lounge

15' 6" x 12' 4" into recess (4.72m x 3.76m into recess)
With double glazed window to front aspect. Double radiator. Stone style chimney breast. Sliding doors leads into dining room.

Dining Room

12' 4" x 7' 10" (3.76m x 2.39m)
Dining room located to rear, with double glazed window to rear. Double radiator. Leading into kitchen.

Kitchen

14' 1" x 7' 10" (4.29m x 2.39m)
Kitchen with wall units and base units. Dual aspect double glazed windows to rear. New Worcester Bosch boiler recently installed in 2024. Double radiator. Door access into hallway. Door access into garage. Double glazed door giving access to the side of the property.

Landing

Landing giving access to four bedrooms and house bathroom. Loft access and cylinder cupboard.

Bedroom One

11' 11" x 11' 7" (3.63m x 3.53m)
Double bedroom. Double glazed window to front. Radiator.

Bedroom Two

14' 10" x 9' 11" max (4.52m x 3.02m max)
Carpeted bedroom. Double glazed window to front aspect. Radiator.

Bedroom Three

11' 7" x 10' 5" (3.53m x 3.17m)
Double bedroom with double glazed window with view across to Castle Hill. Radiator.

Bedroom Four

13' 8" x 8' (4.17m x 2.44m)
Double bedroom. Double glazed window with rear open aspect. Radiator.

House Bathroom

White suite comprising of wash hand basin, low flush WC and bath. Chrome style heating towel rail. Obscured window to rear.

External

To the front of the property is a concrete driveway leading to integral garage and laid to lawn garden to the side. Giving access down the side leads to hardstanding area, opening onto this substantial rear garden with its array of trees and shrubs.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Upper Chain
- Semi Detached Four Bedroom

Tenure: Freehold EPC Rating: D

guide price

£225,000

directions to this property:

Leave Holmfirth via Victoria Street. Turn right at the traffic lights on to Huddersfield Road and continue for just over one and a half miles. At the leafy crossroads turn left on to Hagg Wood Road and then right on to Oldfield Road. Take the next right on to Long Lane and left on to Bradshaw Road. Turn right on to Moorside Road where the property is located directly in front of you on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HMF108079 - 0005

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