



Sandstone Close, Honley Holmfirth HD9 6HA

welcome to

Sandstone Close, Honley Holmfirth

OCCUPYING A SIZEABLE CORNER PLOT IS THIS SPACIOUS TWO BEDROOM SEMI DETACHED BUNGALOW, TUCKED AWAY IN A CUL DE SAC POSITION. FURTHER ENHANCED BY DRIVEWAY WITH PARKING FOR TWO VEHICLES LEADING TO A DETACHED GARAGE. THE PROPERTY HAS BEEN MODERNISED INTERNALLY MAKING IT AN IDEAL PROPOSITION.

Summary

Occupying a highly desirable position within the sought after village of Honley is this attractively presented semi detached bungalow. Set on a corner plot tucked away on this cul de sac position. The property is close by to rolling countryside, however has ease of access to the many amenities Honley has to offer, including wine bars, restaurants, cafes and the train station. Along with being a short drive into the vibrant Holmfirth town. The property briefly comprises: entrance hallway, kitchen, lounge diner, two bedrooms and house bathroom.

Externally there is a well maintained garden to the front with a shared driveway leading to parking for two vehicles and a detached garage. To the rear is an enclosed paved seating area ideal for al fresco dining in those Summer months. An internal inspection would be highly recommended.

Entrance Hallway

Decked ramped access leads giving access. Enter through Upvc double glazed door into the hallway. Space to hang coats. Radiator.

Kitchen

8' 4" x 9' 1" (2.54m x 2.77m)

Attractive kitchen with a good range of gloss wall and base units. Incorporating a builders block style work top. Further enhanced by integral oven with extractor hood over, ceramic hob, plumbing for a washing machine. Also housing the Baxi boiler along with space for fridge freezer. Inset down lights to ceiling and vinyl tiled floor covering. Double glazed window to front aspect.

Lounge Diner

16' 11" x 10' 7" (5.16m x 3.23m)

Neutrally decorated is this spacious lounge diner, with plenty of natural light flooding through the double glazed window to front aspect. The room also accommodates a dining table and chairs.

Bedroom One

12' 4" x 10' 7" (3.76m x 3.23m)

Spacious double carpeted bedroom with double glazed window to rear aspect. Radiator.

Bedroom Two

9' 4" x 8' 4" (2.84m x 2.54m)

Single carpeted bedroom with double glazed window to rear aspect. Radiator

Bathroom

Attractive bathroom, benefiting from a three piece white suite, comprising of corner shower, vanity sink and low flush WC. Complimented by black heated ladder towel rail. Inset downlights to ceiling. Laminate style floor covering.

External

To the front of the property is a shared driveway leading to parking for two vehicles, further benefiting from a single garage. There is also a well maintained garden to the front. To the rear is an easy to maintain enclosed paved area, with a good size shed.





view this property online williamhbrown.co.uk/Property/HMF108641



welcome to

Sandstone Close, Honley Holmfirth

- Semi Detached Bungalow on a Cul De Sac position
- Two Bedrooms
- Driveway For Two Vehicles
- Detached Garage
- Internally Modernised

Tenure: Freehold EPC Rating: D

Council Tax Band: C

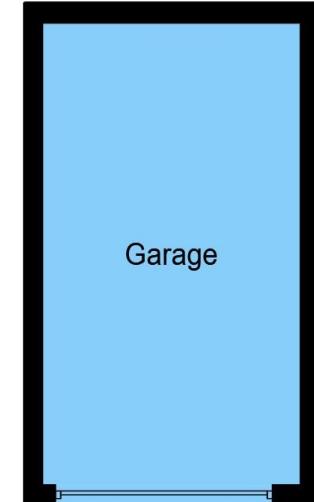
£220,000

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 continuing on Long lane, taking a right onto Sandstone, where the property will be found tucked away.



Floor Plan



Garage

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

view this property online williamhbrown.co.uk/Property/HMF108641



Property Ref:
HMF108641 - 0003

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.



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W YORKS, HD9 7DE



williamhbrown.co.uk