



93 Roundway, Honley, Holmfirth, HD9 6AT

Offers In The Region Of £190,000

- Two-Bedrooms
- End-Terrace
- Good-Sized Plot
- Beautiful Orchard
- Lovely Outside Space

93 Roundway, Holmfirth HD9 6AT

Beautiful Two-Bedroom Home with Sizeable Garden and Development Potential

A fantastic opportunity to acquire this well-presented two-bedroom home, set on a generous plot. Surrounded by gardens to the front, side, and rear, this property offers not only a comfortable home but also superb potential for extension or even the development of a separate dwelling, subject to the necessary planning permissions. Ideal for buyers looking for space, flexibility, and long-term potential.



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Rear Porch

A welcoming porch that provides additional storage space and access to the main kitchen/dining area. It offers a practical entry point with plenty of room for cloaks and boots.

Dining Kitchen

The dining kitchen fitted with modern wall and base units, it includes an integrated oven, a separate electric hob, and built-in appliances such as a dishwasher and washing machine. There's ample space for a family dining table, making it ideal for both everyday meals and entertaining guests. Dual-aspect windows fill the room with natural light, while a useful pantry-style cupboard adds to the kitchen's functionality.

Lounge

The lounge offers a cosy yet airy space to relax and unwind. Finished with attractive wood-effect flooring and neutral décor, it features views over the rear garden, creating a calming environment. The layout allows easy flow from the kitchen and provides direct access to the conservatory through an internal door. Stairs also rise from the lounge to the first-floor landing.

Conservatory

This lovely addition extends the living space and offers a peaceful spot to sit and enjoy the surrounding gardens. Whether you're relaxing with a book, having morning coffee, or using it as a hobby room, the conservatory is a versatile and tranquil retreat with full garden views.

First Floor Landing

The landing provides access to both bedrooms, the bathroom, and separate WC. It also features loft access and a built-in storage cupboard.

Bedroom One

Located at the rear of the property, the first bedroom is a spacious double with neutral décor and a large window that allows in plenty of natural light.

Bedroom Two

Also, a well-sized double, the second bedroom enjoys a modern finish and views over the rear garden. It's ideal as a guest room, second bedroom, or even a home office.

Bathroom

The bathroom features a white suite comprising a panelled bath with shower

over and a sleek vanity unit with built-in sink. The clean, contemporary finish makes it both practical and stylish.

Separate WC

A separate WC mirroring the bathrooms décor.

Externally

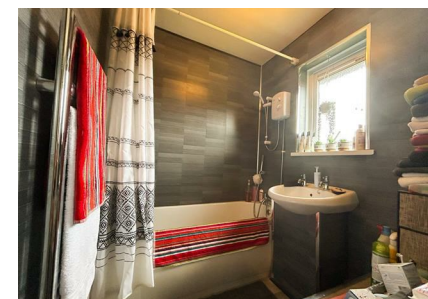
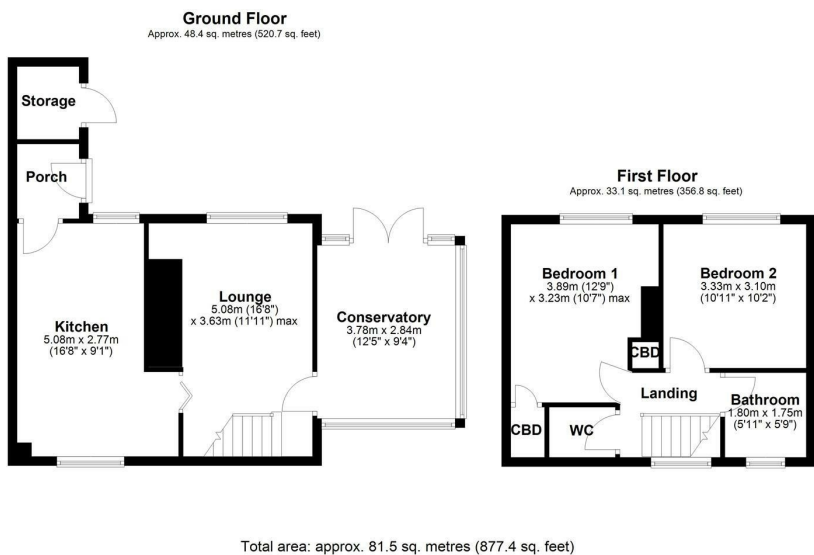
The outside space is where this home really stands out. With sweeping gardens to the front, side, and rear, the property enjoys a substantial plot with beautifully maintained lawned areas, mature shrubbery, and a generous patio — perfect for outdoor dining or entertaining in the warmer months. There is also an outbuilding for storage and off-road parking available.

The size and layout of the garden make it ideal for those considering an extension of the current home or even exploring the possibility of a separate building plot, subject to the appropriate planning permission.

AGENT NOTES

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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