



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

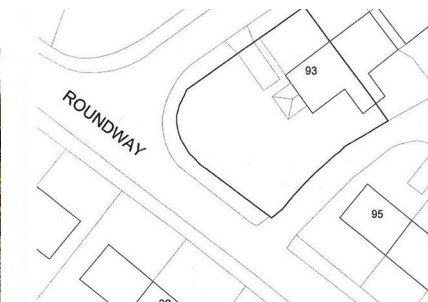
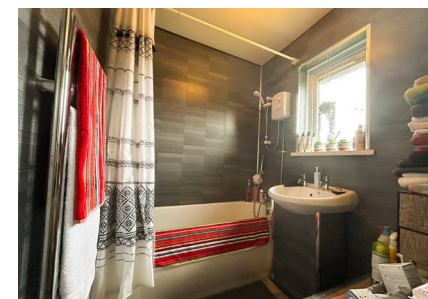
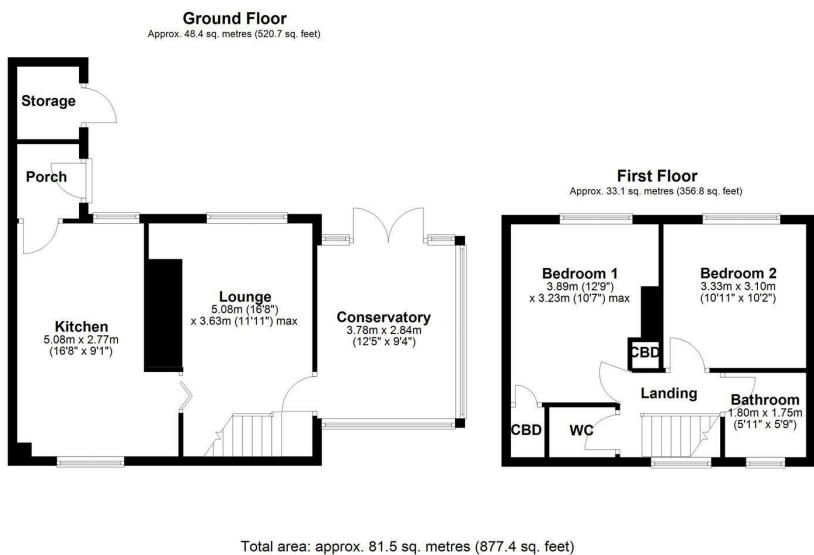
The outside space is where this home really stands out. With sweeping gardens to the front, side, and rear, the property enjoys a substantial plot with beautifully maintained lawned areas, mature shrubbery, and a generous patio — perfect for outdoor dining or entertaining in the warmer months. There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