



23 Honey Head Lane, Honley, Holmfirth, HD9 6RW

Offers In The Region Of £395,000

- Detached Property
- Off-Road Parking
- Integrated Garage
- 4-Bedroom

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Stunning 4-Bedroom Detached Family Home in the Heart of Honley Village

Situated on a quiet cul-de-sac in the highly sought-after village of Honley, this fantastic four-bedroom detached home is ideal for families looking to relocate close to local amenities, reputable schools, and the charming village centre.



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The property boasts excellent kerb appeal, with a well-maintained exterior and a welcoming presence. A private driveway leads to an integrated garage, while a path, framed by an archway, guides you to the front entrance. The side path offers easy access to the spacious rear garden—perfect for children, pets, and outdoor entertaining.

Step inside to a bright and airy hallway that offers access to the kitchen, downstairs WC, integrated garage, and staircase to the first floor. The kitchen is generously sized and includes a handy utility room with access to the side of the property.

The main living space features an open-plan lounge and dining area, perfect for modern family life. A bay window in the lounge overlooks the front garden, flooding the space with natural light, while the dining area flows into a conservatory at the rear—ideal for relaxing or entertaining with views over the garden.

Upstairs, the landing leads to four well-proportioned bedrooms and the family bathroom. The two smallest bedrooms overlooks the rear garden and would make an ideal nursery or home office. The second bedroom is a great size and enjoys views of the front garden. The main bedroom offers ample space, with a built-in wardrobe and a private en suite shower room.

ADDITIONAL INFORMATION

Council Tax E

EPC: D

Tenure: Freehold

Parking: Off-Road Parking

AGENT NOTES

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 will be no delay in agreeing the sale.

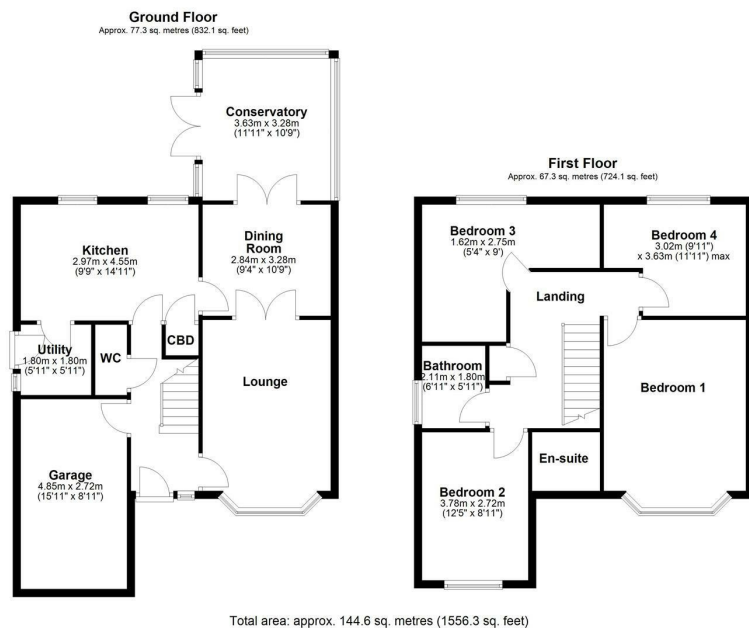
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRE'S FINEST HOMES LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





Viewings

Viewings by arrangement only. Call 01484 428 336 to make an appointment.