

martin-thornton.com
01484 508000



**Bradshaw Road, Honley
Holmfirth,**

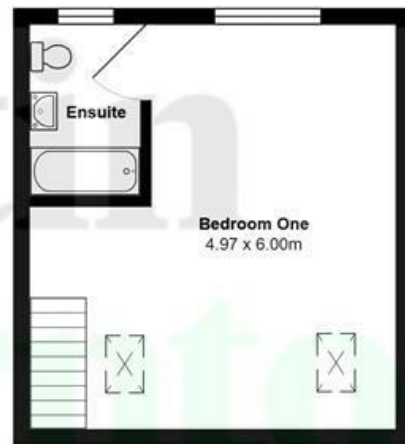
Offers over £300,000

Only by internal inspection can one truly appreciate the deceptive nature of this mature stone built extended three/four bedroomed mid-terraced house. The accommodation is laid out over four floors and briefly comprises of entrance hall, lounge with feature gas stove, open plan dining kitchen with integrated appliances, granite worktops and Velux windows to boot. On the first floor are two good sized double bedrooms along with a modern stylish house bathroom complete with a jacuzzi style bath. On second floor is a large master bedroom and en suite bathroom. The basement has been converted, encompassing occasional bedroom four/cinema room/home gym with its own access via a uPVC double glazed door to the front elevation. There are solid oak doors with brushed chrome door furniture throughout the house. The property enjoys a gas central heating system and is predominantly double glazed. Externally, there is a private enclosed Indian slate patio to the rear enjoying a southerly aspect. Viewing is highly recommended.

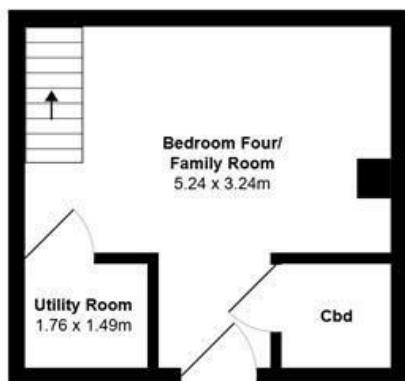
**Bradshaw Road, Honley
Holmfirth,**
Floorplan



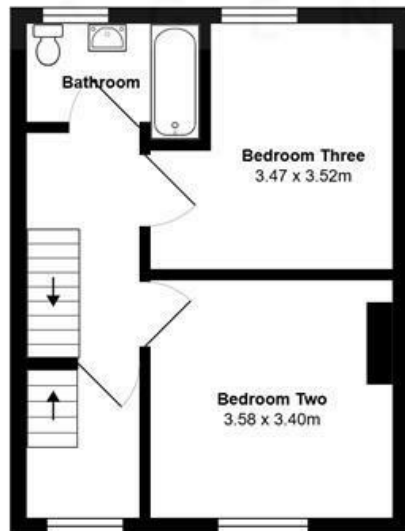
Ground Floor



Attic



Lower Ground Floor



First Floor

All measurements are approximate and for display purposes only

Bradshaw Road, Honley Holmfirth,

Details



Entrance Hall

A hardwood door with a double glazed insert gives access to the entrance hall where a staircase rises to the first floor. There is a ceiling light point and a radiator.

Lounge

This room enjoys lots of natural light from the front elevation via floor-to-ceiling ledged double glazed window. There are inset downlights to the ceiling along with various power points and a radiator. The focal point of the room is an ornate fire surround with a Cornish slate hearth, home to a gas stove.



Dining Kitchen

This lovely room acts as the hub of this fantastic family home and enjoys an attractive tiled floor complete with under floor heating. The kitchen has a range of modern base and wall cupboards, drawers, granite worktops with matching upstands and an inset one-and-a-half bowl stainless steel sink unit with mixer tap. Integrated appliances comprise housing for a range style cooker, dishwasher, housing for an American style fridge freezer and microwave. There is a breakfast island with a wine cooler beneath along with banks of inset downlights to the ceiling and two electric Velux double glazed windows. A stable style door and a uPVC double glazed window overlook and give access to the rear patio. A staircase leads down to the basement room.



Bradshaw Road, Honley Holmfirth,

Details



Basement Room

This useful space has been converted by the current owners and is currently utilised as a cinema room, but has in the past been used as a home gym and an occasional bedroom. There is oak flooring throughout along with a boiler room and useful walk-in store room. There are inset downlights to the ceiling, a radiator and a uPVC double glazed door providing access to the front elevation.



First Floor Landing

From the entrance hall, the staircase rises to the first floor landing where there is balustrading and a handrail. There is a ceiling light point and access can be gained to the following rooms:



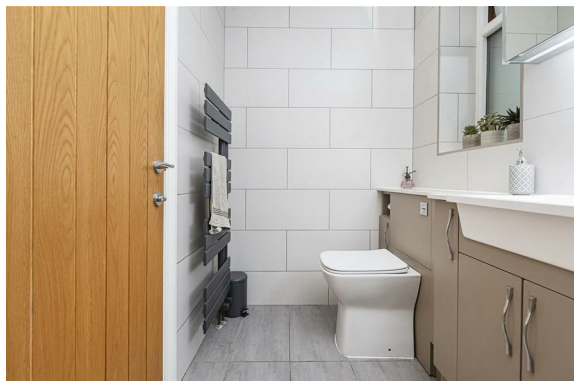
Bradshaw Road, Honley Holmfirth,

Details



House Bathroom

The bathroom has a modern white contemporary style suite. The low-level WC has a concealed cistern and incorporates a vanity hand basin with chrome mixer tap and granite worktops over. There is a panelled spa bath with overlying mains fed shower. The walls are tiled with a contrasting tiled floor with under floor heating along with inset downlights to the ceiling, an extractor fan and a wall mounted ladder style heater towel rail.



Bedroom Two

This double bedroom is positioned at the front of the property and has a leaded double glazed window along with inset downlights to the ceiling, power points and a radiator.



Bradshaw Road, Honley Holmfirth,

Details



Bedroom Three

This double bedroom is positioned at the rear of the property and has a double glazed window along with inset downlights to the ceiling, power points and a radiator.



Stairwell

An oak panelled door leads into the stairwell which has inset downlights and a radiator, with the balustrade and spindle staircase continuing up to the master bedroom.



Bradshaw Road, Honley Holmfirth,

Details



Master Bedroom

This is a particularly good sized room and has lots of light from two Velux double glazed windows to the front elevation and a uPVC double glazed window to the rear. There are banks of inset downlights to the ceiling along with under eaves storage, power points and a radiator.



En Suite

The modern white suite comprises a low-level WC, a pedestal hand basin with chrome monobloc tap over and a panelled bath with an overlying Gainsborough electric shower. The walls are tiled with a contrasting tiled floor with electric under floor heating, inset downlights to the ceiling, extractor fan and a wall mounted ladder style heater towel rail. Additional light comes from the rear elevation via a uPVC double glazed window.



External Details

At the front of the property is a low maintenance, pebbled garden area with flagged path and wrought iron access gate. Note – a stone flagged staircase leads from the front garden down to the basement, providing separate access. At the rear of the property is a well maintained Indian slate low maintenance patio garden with wooden fenced borders enjoying a southerly aspect.

Bradshaw Road, Honley
Holmfirth,
Details



Bradshaw Road, Honley
Holmfirth,
Directions

