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## Southgate, Honley Holmfirth, Yorkshire

**£1,750 Per month**

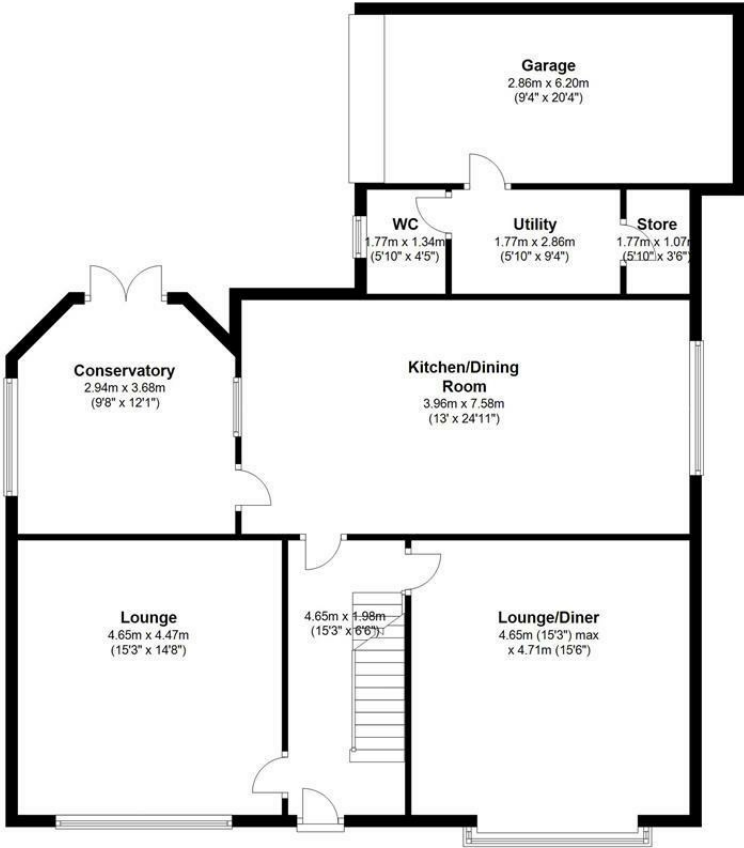
Set to the centre of one of Huddersfield's most highly regarded villages known as Honley, is this well appointed, period stone built detached house. The property has been well maintained by the current owners for a number of years and offers accommodation which may prove suitable to the expanding family buyer/ professional couple, looking to access Honley for its various bars, restaurants, schooling and access to Huddersfield town centre. The property offers a blend of original character and modern refinement, Incorporating a spacious entrance hall, formal dining room, lounge, large breakfast kitchen, utility area, cloakroom WC, boiler room, basement with useful keep cellar and to the first floor four bedrooms, with the master enjoying en-suite facilities, and large house bathroom. As one would expect the property is predominately uPVC double glazed and enjoys a gas central heating system. Externally there is a garden area with patio and gated block paved drive way with attached garage. Viewing recommended. Please note this property was photographed with the previous tenants furniture.

Southgate, Honley  
Holmfirth, Yorkshire

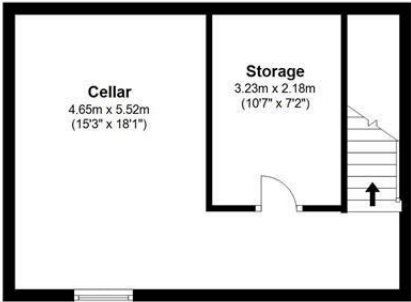
Floorplan



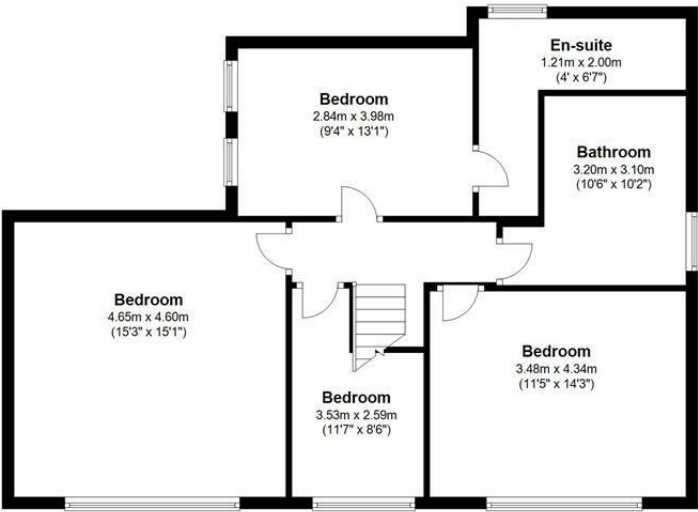
Ground Floor



Basement



First Floor



52 Southgate, Honley

# Southgate, Honley Holmfirth, Yorkshire

## Details



### Entrance Hall

A heavy timber panelled door with leaded insert opens to the entrance hall where there is ornate coving to the ceiling along with picture rail, radiator and Amtico styled flooring throughout. From here a balustrade and spindle staircase rises to first floor.

### Dining Room

Set to the front of the property, this large reception room has natural light coming from the front elevation with views towards Castle Hill, via a large uPVC double glazed window. There is coving on display to ceiling along with delph rail, three wall light points, central ceiling light point, with the original high skirting boards and two radiators. The focal point of this room is the wonderful polished wood fire surround with mantel over, home to a living flame gas fire with tiled inset and hearth.

### Lounge

Set to the front of the property this room enjoys a pleasant outlook towards Castle Hill, via a large walk-in uPVC double-glazed bay window area. There are leaded lights above along with coving to ceiling, picture rail and ceiling light point. There are two radiators along with two wall light points and a wonderful exposed polished wood fire surround with mantel over and tiled hearth which is home to an electric stove style fire.

### Kitchen

Acting as the hub of this delightful family home, the kitchen has a range of modern base cupboards, drawers, granite work tops which lead to a wonderful sculptured circular breakfast bar, with tiled splash backs and matching wall cupboards over. The room boasts a ray of integrated appliances including integrated dishwasher, housing for AEG six ring stove style oven and housing for Atag American style fridge freezer. Along with microwave, wine rack, and an attractive porcelain tiled floor running throughout. The kitchen has an inset stainless steel sink unit with mixer tap above along with various power points and concealed lighting.

### Utility Area

A most useful room with continuation of the before mentioned Kitchen units. There is a roll top work top, with plumbing for automatic washing machine, concealed lights to the ceiling, tiled flooring and radiator.

### Cloakroom WC

Having a white suite with a low flush WC and vanity hand basin. The walls are tiled to dado height with contrasting tiled floor with extractor fan and radiator.

### Boiler Room

Home to the Valliant central heating boiler and circuit boards.

### First Floor Landing

From the entrance hall the balustrade and spindle staircase rises to the first floor landing where there is ceiling light point, picture rail and access to following rooms.

### Bedroom One

This oversized double bedroom boasts far reaching views towards Castle Hill from a uPVC double glazed window. There is an array of fitted furniture including wall length fitted wardrobes with various hanging rails and shelving options, integrated dresser with drawers and two sets of further wardrobes complete with bedside cabinets and overhead display plinth with concealed lighting.

### Bedroom Two

Another good sized double bedroom, this one enjoys two uPVC double glazed windows to the side elevation. There is access to loft space along with coving to ceiling, a radiator and an array of fitted wardrobes with various hanging rails, shelving options and beside drawers.

### En-Suite

Having a modern white suite and low flush WC, vanity hand basin with chrome monobloc tap over with a useful storage cupboard underneath. There is a double shower cubicle with sliding door home to a mains fed shower, the walls are predominantly tiled to dado height with a contrasting tiled floor with wall mounted chrome towel rail. Inset downlights to the ceiling and uPVC double glazed window provides additional light from the side elevation.

### Bedroom Three

This double bedroom has a similar outlook to bedroom one towards Castle Hill via a uPVC double glazed window. There are wall length fitted wardrobes with various hanging rails and shelving options. There is coving to ceiling along with ceiling light point, built in dresser with drawers beneath the alcove and radiator.

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## Details



### Bedroom Four

This good sized single bedroom, which is currently utilised as a nursery and in the past has been used as a work from home study. There are fitted high gloss wall cupboards with useful storage over the bulkhead, ceiling light point, radiator and uPVC double glazed window looks out onto the garden below.

### Bathroom

Having a white suite comprising a low flush WC, pedestal hand basin with twin chrome styled taps over, there is a roll top bath with exposed clawed feet and a Victorian styled handset rising to shower head. To the corner of the room there is a built in shower cubicle with sliding door home to a mains fed shower. The walls are predominately tiled with contrasting tiled floor. There is a uPVC double glazed window to the side elevation along with inset downlight to the ceiling, extractor fan, built in linen cupboard and a wall mounted chrome ladder styled heated towel rail.

### External Details

To the front of the property there is a wall enclosed lawn garden with patio area and mature privet borders, the garden extends to the side of the property where an access gate leads to the rear. There is a large block paved drive way with wrought iron gates providing ample parking/ seating area which in turn leads to the integral garage which offers power light and under over door.

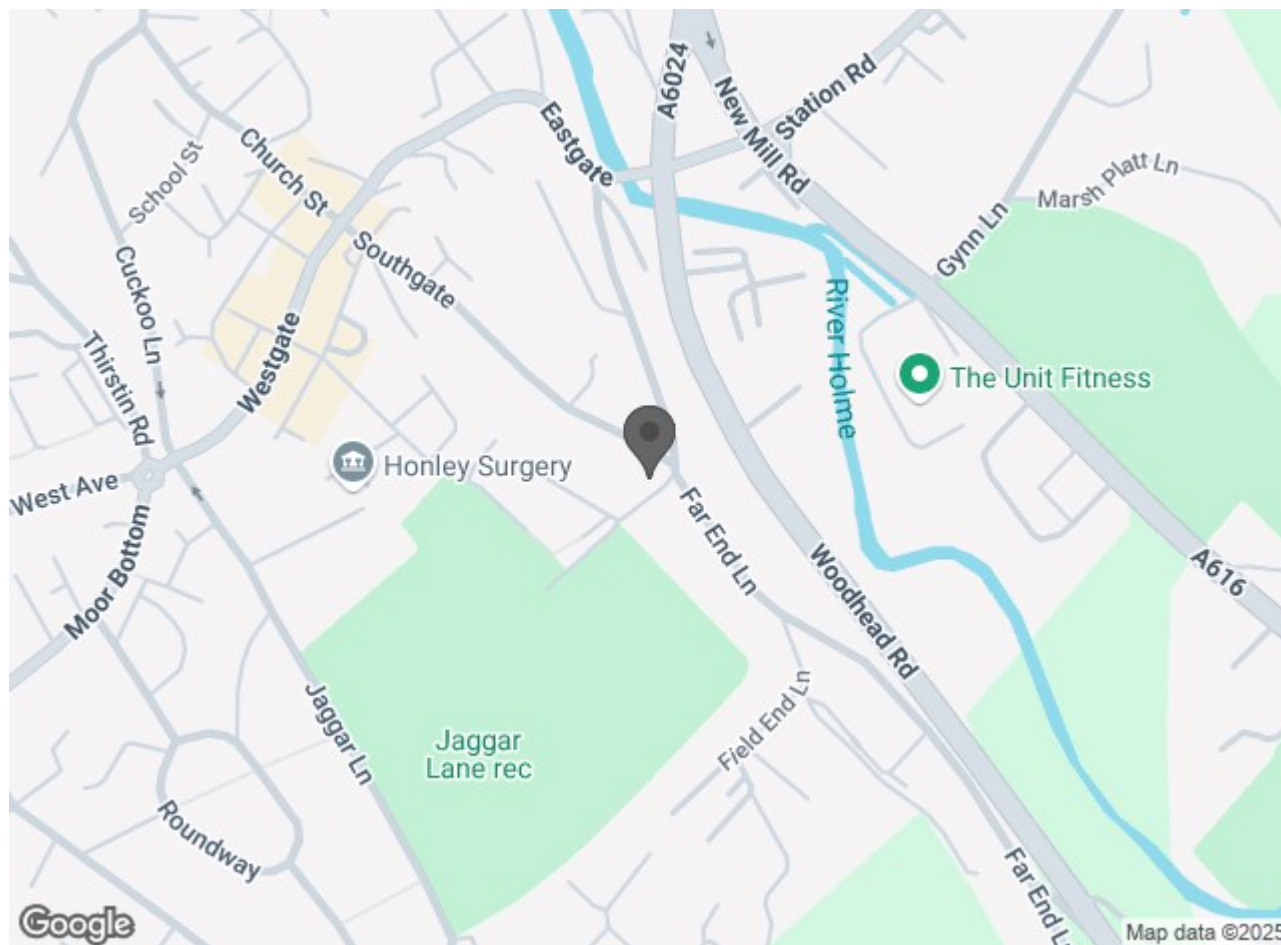
### Disclaimer

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# Southgate, Honley Holmfirth, Yorkshire

Directions



## **Southgate, Honley Holmfirth, Yorkshire**

**Lettings Disclaimer** - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.