



**Derwent Road, Honley Holmfirth HD9 6HS**

**welcome to**

## **Derwent Road, Honley Holmfirth**

EXTENDED SEMI DETACHED RESIDENCE AFFORDING SPACIOUS THREE BEDROOM ACCOMMODATION ENHANCED BY GARDENS, DRIVEWAY AND GARAGE, LOCATED IN THE EVER POPULAR VILLAGE OF HONLEY.

### **Summary**

Situated on the fringes of the highly sought-after village of Honley, this extended three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families seeking a well-connected village lifestyle.

The property is entered via a welcoming entrance hall which leads through to a particularly generous living room, providing an excellent space for both relaxation and entertaining. To the rear is a sizeable dining kitchen, forming the heart of the home with ample space for family dining and everyday living.

To the first floor are three well-proportioned bedrooms, including a principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by the house bathroom.

Externally, the property enjoys low-maintenance gardens to the rear, providing an attractive outdoor space with minimal upkeep required. A driveway offers off-road parking and leads to a garage, further enhancing the practicality of this family home.

The location is a particular feature, positioned within easy reach of Honley's excellent village amenities, including independent shops, cafes, restaurants and everyday services. Well-regarded local schooling, a village railway station and excellent commuter links make this an ideal choice for families and professionals alike.

### **Accommodation Entrance Hall**

On entry the hallway has an engineered oak floor covering, inset ceiling lighting, a radiator and a staircase ascending to the first floor.

### **Living Room**

22' 4" plus bay x 12' max ( 6.81m plus bay x 3.66m max )  
Formerly both the lounge and dining room this extremely spacious room boasts as its focal point an electric stove on raised hearth with timber mantel. There are various wall light points, two central heating radiators and a double glazed box bay window to front aspect.

### **Dining Kitchen**

21' 10" max x 15' 10" max ( 6.65m max x 4.83m max )  
This extension to the rear of the property provides ample space for the family or if entertaining with the kitchen area having a stylish range of wall and base units with roll edge worksurfaces incorporating a stainless steel one and a half bowl sink and drainer unit with mixer tap. Appliances include the five burner range cooker with extractor hood and the integral dishwasher whilst there is space for a fridge freezer. There are complementary travertine tiled surrounds, inset ceiling lighting, a door to the side of the property and French style doors and double glazed windows to rear aspect. The utility area has understairs storage/pantry and plumbing for the washing machine.

### **First Floor Bedroom One**

21' 7" x 9' 2" to robe ( 6.58m x 2.79m to robe )  
This outstanding principle suite is again part of the extension to the rear and has a sizeable bank of wardrobes plus storage cupboard, two central heating radiator and double glazed windows to rear aspect.

### **En Suite**

Modern white low level w/c and hand washbasin along with shower cubicle with rainfall unit. There





are tiled surrounds and heated floor covering, a chrome effect heated rail ladder and a double glazed obscure window.

### **Bedroom Two**

15' into bay x 11' ( 4.57m into bay x 3.35m )

The original master bedroom having a radiator and double glazed box bay to front elevation.

### **Bedroom Three**

9' 6" x 7' ( 2.90m x 2.13m )

The final bedroom again well presented has a linen cupboard, radiator and is double glazed to front aspect.

### **House Bathroom**

10' 9" x 6' 8" ( 3.28m x 2.03m )

Another modern white suite with low level w/c, pedestal hand washbasin, double ended bath and shower cubicle. There are tiled surrounds and floor covering, inset ceiling lighting, a chrome effect heated rail ladder and double glazed obscure window.



### **External**

To the front of the property is a lawned garden with shrubs. There is a block paved parking area and driveway to the side leading to the detached garage with power and lighting. The enclosed rear gardens are low maintenance with paved patio and artificial turf along with raised flower beds. There is an external EV charger and a water supply.

### **Agents Note:**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## Derwent Road, Honley Holmfirth

- Extended Semi Detached House
- Three Bedroom Accommodation
- House Bathroom & Principle Bedroom En Suite
- Low Maintenance Gardens
- Driveway/Garage

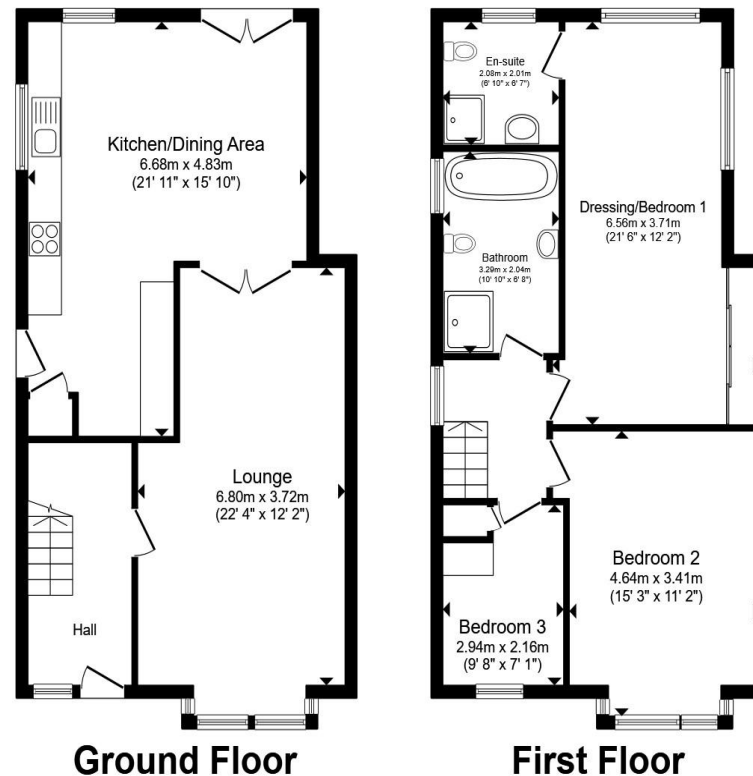
Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£330,000**

### directions to this property:

Leave Holmfirth via Victoria Street and at the lights turn right on to Huddersfield Road. Continue forward in to Honley. At the traffic lights at Honley turn left on to Northgate then right on to Eastgate. Continue forward on to Westgate. At the roundabout at the bottom take the first exit on to Moorbottom and follow the road onto Meltham Road. Turn left into Derwent Road where the property can be found on the left hand side.



Total floor area 119.0 m<sup>2</sup> (1,281 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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