



## 19 Woodhead Road Honley, Holmfirth, HD9 6PU

A stunning and surprisingly spacious two bedroom character cottage. Conveniently located in the village of Honley with enclosed rear garden and two parking spaces. A short walk from all the local amenities, shops, bars, high school and train station.

The property has very recently undergone a complete renovation with quality fixtures and fittings throughout and is available with no vendor chain.

Briefly comprises entrance lobby, through lounge with solid fuel stove, farmhouse style dining kitchen, two first floor bedrooms and a bathroom. Off road parking and enclosed rear garden.

NO VENDOR CHAIN.

O.I.R.O £240,000



# 19 Woodhead Road

Honley, Holmfirth, HD9 6PU



- RECENTLY RENOVATED TWO BEDROOM CHARACTER COTTAGE
- DUAL ASPECT LOUNGE WITH SOLID FUEL STOVE AND BEAUTIFUL YORK STONE FLOOR
- SPACIOUS ACCOMMODATION CLOSE TO HONLEY CENTRE
- OFF ROAD PARKING FOR TWO CARS AND ENCLOSED REAR GARDEN
- LOWER GROUND FLOOR FARMHOUSE STYLE DINING KITCHEN WITH OPTION FOR GROUND FLOOR WC
- NO VENDOR CHAIN

## Entrance

## Lounge

18'1" x 12'11" (5.51m x 3.94m)

## Lower Ground Floor

## Dining Kitchen

17'6" x 12'9" (5.33m x 3.89m)

## First Floor Landing

## Bedroom 1

11'4" x 10'1" (3.45m x 3.07m)

## Bedroom 2

11'9" x 5'9" (3.58m x 1.75m)

## Bathroom

8'4" x 5'10" (2.54m x 1.78m)

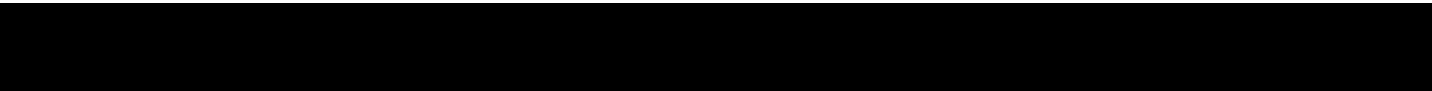
## Garden

## Off Road Parking



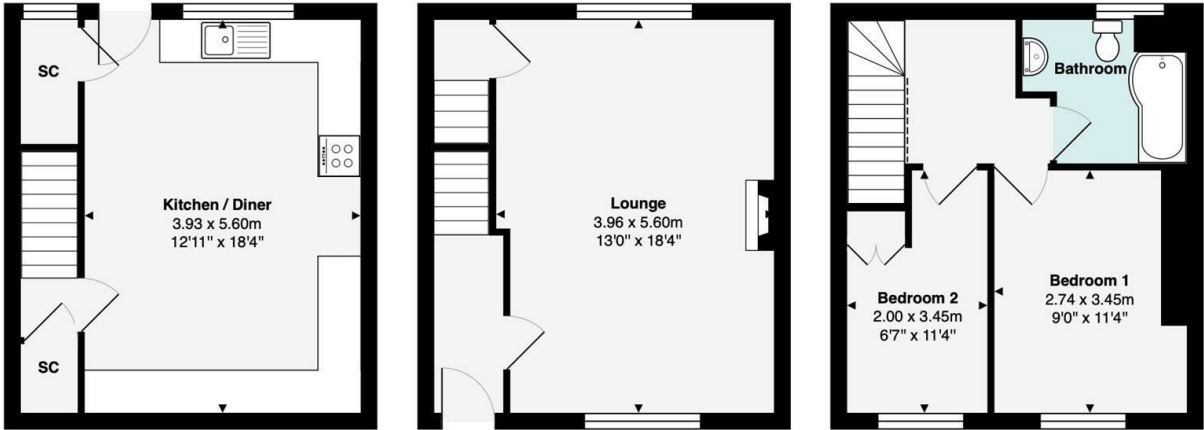
## Directions

Located on the left hand side of Woodhead Road just leaving Honley towards Holmfirth.





Floor Plan



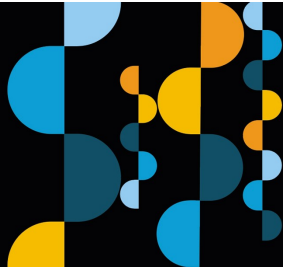
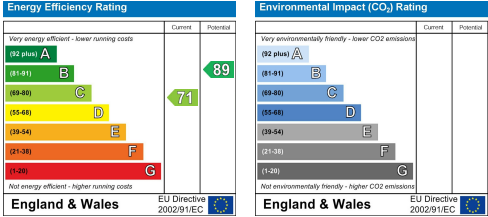
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Total Area: 81.4 m<sup>2</sup> ... 876 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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**Holmfirth** 26 Victoria Street, West Yorkshire HD9 7DE  
All Enquiries: 01484 680800  
**Mirfield** 108 Huddersfield Road, West Yorkshire WF14 8AF  
All Enquiries: 01924 497801  
[snowgate.co.uk](http://snowgate.co.uk)