



Bradshaw Crescent, Honley Holmfirth HD9 6EG

welcome to

Bradshaw Crescent, Honley Holmfirth

IMMACULATE THREE BEDROOM END TERRACED PROPERTY WITH AMPLE OFF ROAD PARKING. CONSERVATORY, GOODSIZE GARDENS WITH TIMBER GAZEBO AND SIZEABLE SUMMER HOUSE. LOCATED WITHIN WALKING DISTANCE OF THE VIBRANT HONLEY VILLAGE AND TRAIN STATION.

Summary

Impressive well-appointed three bedroom end terrace property, suitable for families or professionals. Set in the heart of Honley, and within close proximity to the vibrant village, with its wealth of cafes, restaurants, wine bars and shops, with the added benefit of the train station being close by and a short drive into Holmfirth town. The property is presented to a high standard throughout and briefly comprises of entrance lobby, lounge, kitchen opening onto conservatory. To the first floor are three bedrooms and house bathroom. Externally the property benefits from ample off road parking to the front, with a walled and fenced enclosed pebbled space. With an artificial grassed area. Also giving access to the rear of the property. The garden to the rear is ideal for those who like to entertain, with a sizeable garden, with decked seating areas, a timber gazebo and Summer house which has a bar, storage section and WC and shower.

Accommodation Entrance Lobby

Enter into lobby area, carpeted staircase leading to first floor. Radiator and coving to ceiling.

Lounge

15' 8" x 11' 7" (4.78m x 3.53m)
Neutrally decorated modern carpeted lounge with plenty of natural light from the double glazed window with front aspect. The real focal point of the room being the recessed stone hearth with wood burning stove with timber lintel above. Radiator. Door access leading into kitchen.

Kitchen

15' 11" x 6' 9" (4.85m x 2.06m)
Modern kitchen with a range of wall and base units,

incorporating a laminate work surface. Further complimented by integral dishwasher, fridge, freezer, oven with gas hob with chrome, glass and inset down lights extractor hood over. Door access into storage, that houses the boiler, plumbing for washing machine and space for dryer. Further enhanced by attractive brick style walls tiles, slate effect tiled floor covering and inset down lights to ceiling. opening onto the conservatory.

Conservatory

13' 6" x 9' 10" (4.11m x 3.00m)
This spacious conservatory, with double glazed windows, and sliding french doors leads onto the attractive rear garden. There is plenty of space to accommodate a dining table. A continuation of the slate effect tiled floor covering. Radiator.

Landing

Carpeted staircase leads to first floor landing. Double glazed window to side aspect. Loft access which is partially boarded, with power.

Bedroom One

11' 11" x 8' 10" (3.63m x 2.69m)
Spacious carpeted double bedroom, neutrally decorated offering plenty of light from the double glazed window to front aspect. Benefiting from built in double mirrored sliding wardrobe. Radiator. Inset down lights.

Bedroom Two

10' 5" x 9' 11" (3.17m x 3.02m)
Spacious carpeted double bedroom that has been neutrally decorated. Double glazed window to rear aspect. Radiator.

Bedroom Three

7' 10" x 5' 7" (2.39m x 1.70m)



Carpeted bedroom. Double glazed window to front aspect. Louvered door to storage.



Bathroom

Modern white suite comprising of vanity style wash hand basin with double drawer storage, bath with rainfall shower over and low flush WC.

Complimented by inset downlights, tiled walls and laminate style flooring. Obscured double glazed window to rear aspect.

External

The front of the property benefits from ample off road parking, with a walled and fenced enclosed pebbled space. Further enhanced by an artificial grassed area. Gated access to the rear of the property. The garden to the rear is ideal for those who like to entertain, with a sizeable garden, with decked seating areas, artificial grassed area and pebbled seating areas. Further benefiting from a timber gazebo and Summer house which has a bar, and space to accommodate guests, ideal for those who like to party. There is also a separate storage section, WC and shower.



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welcome to

Bradshaw Crescent, Honley Holmfirth

- Immaculate End Terrace
- Three Bedrooms
- Ample Off Road Parking
- Attractive Rear Garden
- Timber Gazebo And Spacious Summer House

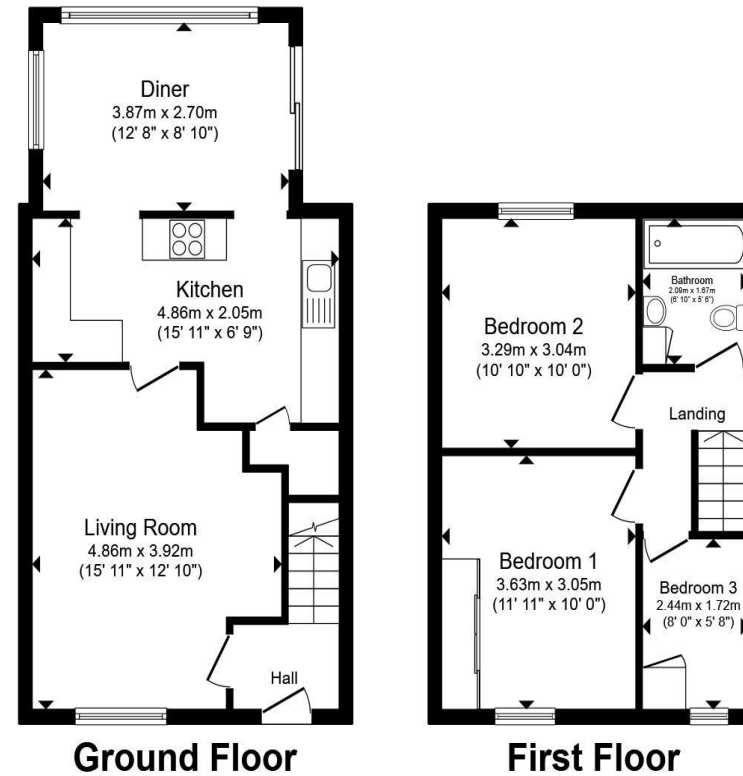
Tenure: Freehold EPC Rating: D

Council Tax Band: B

£260,000

directions to this property:

Leave Holmfirth via Victoria Street and at the lights turn right on to Huddersfield Road. Continue to the lights at Honley and turn left on to Northgate and then right on to Eastgate. Continue forward on to Westgate. At the roundabout at the bottom take the first exit on to Moorbottom and then take the second left on to Bradshaw Road, and right onto Bradshaw Crescent.



Total floor area 78.5 m² (845 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



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Property Ref:
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