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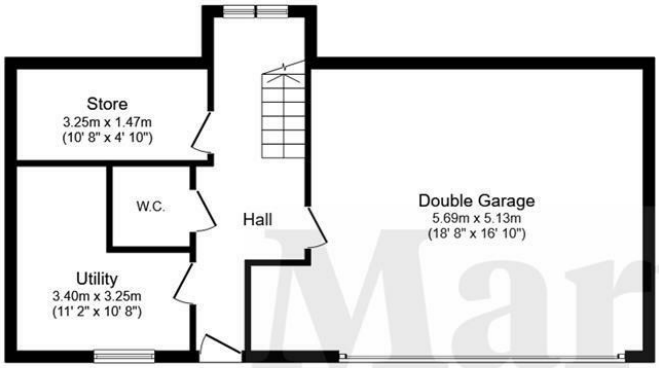
Old Turnpike, Honley
Holmfirth,

Offers over £425,000

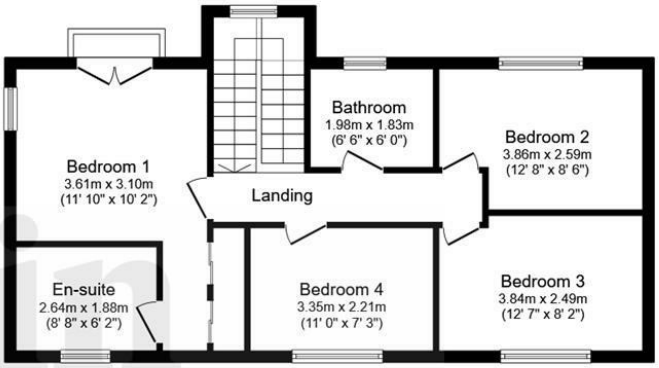
This is a very well-appointed four double bedroom, detached family home, located a short distance from the centre of this popular and well-regarded village centre. The property is presented to a high standard throughout and warrants an early inspection to appreciate all that is on offer. The accommodation is arranged over three floors and comprises an entrance hallway, good-sized utility, guest WC and home office/study/gaming room on the first floor. Access can be gained to the integral double garage, with an automatic door, power and lighting. On the first floor, there is an open-plan living/dining kitchen with extensive units, integrated appliances and central island, guest WC and living room with French doors out into the garden and a media wall with a feature electric fire. On the top floor, there are four double bedrooms, the master with an en suite shower room and dressing area with bespoke furniture, and a stylish house bathroom. The property has a gas-fired central heating system and uPVC double-glazing. Externally, the rear garden comprises a full width stone flagged patio with artificial grass to the side, along with a lawned area and a gravelled pathway leading to a particularly pleasant patio seating area, with views back towards Honley and Thurstonland.

Old Turnpike, Honley
Holmfirth,

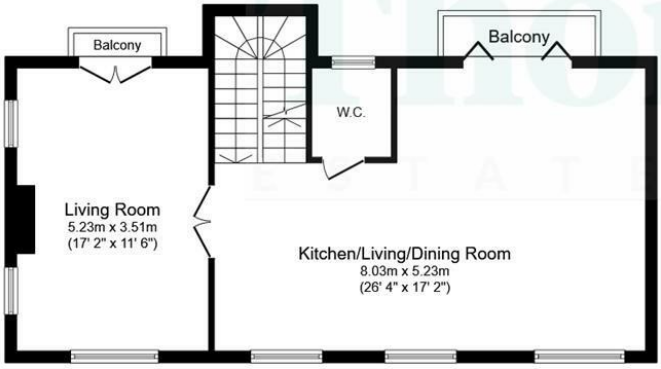
Floorplan



Ground Floor



Second Floor



First Floor

Total floor area: 187.5 sq.m. (2,018 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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Entrance Hallway

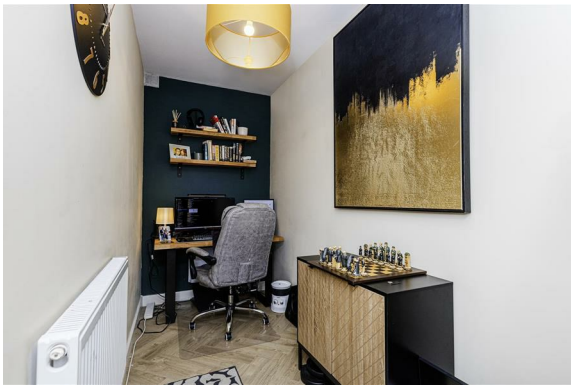
A composite external entrance door with opaque glazed panels gives access into the impressive, wide entrance hallway. It is presented to a particularly high standard, with robust matting style carpet to the initial portion and Amtico flooring in a herringbone pattern beyond this. A staircase rises to the first floor accommodation and an integral door leads into the double garage. There is also a radiator. Off the hallway on the left-hand side is the utility.

Utility

This room is positioned at the front of the property and has a tiled floor, base units with worktops and a stainless steel sink with single drainer. Beneath the counter tops, there is space and plumbing for an automatic washer and space for a condensing dryer. There is plenty of space to store shoes and coats, etc. The boiler for the central heating system can be found in this area. There is a uPVC window, lighting and a radiator.

WC
This room has a white two-piece suite comprising a wall-mounted wash hand basin with a brick effect style tiled splashback and a low-level WC. It has tiling to the floor, an extractor fan and a radiator.

Home Office/Study
This is a versatile and handy space, making a perfect home working area. It has a continuation of the herringbone patterned Amtico flooring and a radiator. It could also be utilised as a gaming room or additional handy storage.



First Floor
From the hallway, the staircase rises to the first floor living accommodation.

Living/Dining Kitchen

This room certainly has the wow factor and is the heart of the home. It is particularly light and bright with three sets of uPVC windows to the front elevation, enjoying a view towards Thurstonland Bank. There is a three-panel bi-fold door providing access out onto the rear patio. The kitchen area has an extensive range of units to high and low levels, lighting within the plinths, worktops with matching upstands and a one-and-a-half bowl sink with mixer tap and single drainer. Integrated appliances comprise a five-ring hob, wide canopy style filter hood above, double oven, grill, microwave/combination oven, fridge, freezer and dishwasher. As mentioned previously, the washing machine and dryer are in the utility. There is a central island unit with the worktop extending to create a breakfast bar, making it a central area within this open plan room. There is ceiling downlighting and two radiators. The adjoining area is particularly flexible and the use of furniture creates different zones. It can accommodate a good-sized dining table and has provision for a wall-mounted flat screen TV. The room has floor tiling throughout.

Guest WC

This room has a continuation of the floor tiling and a wall-mounted wash hand basin with a brick effect style tiled splashback and a low-level WC. It has a rear opaque uPVC window and a radiator.

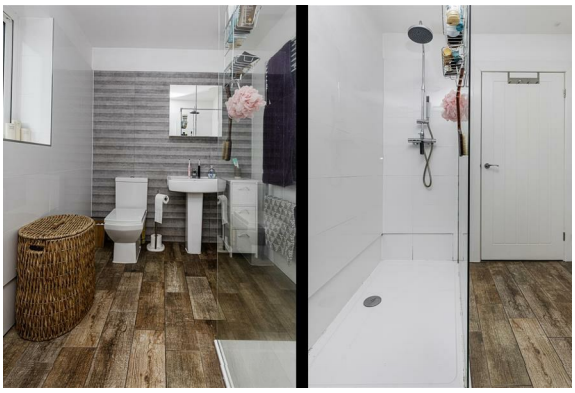
Living Room
From the living/dining kitchen, a door leads into the living room. This light and bright room has uPVC glazing to three elevations and French style rear doors out onto the patio. There is a media style wall incorporating space for a flat screen TV with a living flame log effect electric fire below. There is plenty of space for furniture, neutral decor and a radiator.

First Floor Landing
A staircase rises to the first floor landing, which has balustrading and is galleried above the floor beneath. There are floor-to-ceiling windows enjoying a pleasant rear facing aspect.

Bedroom One
This double bedroom is positioned at the rear of the property and is stylishly presented. It has a Juliette style balcony with French style doors to the rear and a dual aspect side uPVC window overlooking the garden. There is plenty of space for fitted or freestanding furniture, a radiator and an adjoining dressing area. The dressing area has sliding door wardrobes, incorporating drawers, lighting and hanging rails. From the dressing area is the en suite.

En Suite Shower Room

The well-appointed and stylish shower room has a walk-in shower cubicle with a glazed screen, an overhead waterfall style shower fitting and a hand-held shower attachment. There is a pedestal wash hand basin and a low-level WC. It has tiling to the walls and floor, motion sensored LED lighting, a chrome ladder style radiator and an extractor fan. Natural light comes from an opaque uPVC window.



Bedroom Two

This double bedroom is positioned at the rear of the property and has plenty of space for fitted or freestanding furniture. It has a radiator and a rear uPVC window with a wooded backdrop.

Bedroom Three
This double bedroom is positioned at the front of the property and has a uPVC window with views over Honley and towards Thurstonland Bank. It has plenty of space for fitted or freestanding furniture and a radiator.

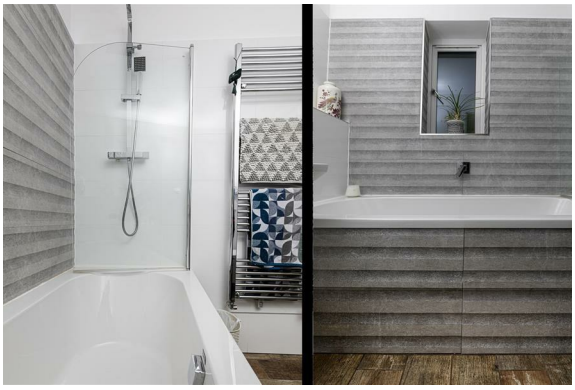
Bedroom Four
This double bedroom is positioned at the front of the property and has a uPVC window with lovely views, space for fitted or freestanding furniture and a radiator.

Old Turnpike, Honley Holmfirth,

Details

House Bathroom

The well-appointed and stylish bathroom has a white three-piece suite. The bath has a curved shower screen, an overhead waterfall style shower fitting and a hand-held shower attachment. There is a wash hand basin and a low-level WC with concealed cistern. This room has motion sensored lighting above the tiling and to low-level. There is contrasting coloured tiling to the bath and panel, floor tiling, an extractor fan and a chrome ladder style radiator. Natural light comes from an opaque uPVC window.



External Details

In front of the property, there is a perimeter wall and an open canopy to the entrance door. On the left, wide stone flagged steps lead up to a timber gate, which gives access into the garden. The rear garden has been redesigned and landscaped with a full-width stone flagged patio, which can be accessed from the bi-fold doors in the living/dining kitchen as well as the French doors in the living room. It extends around the side of the property, where there is a gravelled pathway, a lawned garden with perimeter fencing, a stone flagged seating area with mature borders and a decorative wildlife pond. There is a level artificially grassed area, perfect for all year usage, and mature shrub and flower beds with perimeter fencing beyond. the garden also has external lighting.

Double Garage

The integral double garage has an automatic door, power and lighting. A personal door leads into the entrance hallway. Above the garage door is a canopy with lighting, providing shelter from the elements whilst unloading the car or gaining access into the garage.

Tenure

The vendor informs us that the property is freehold.

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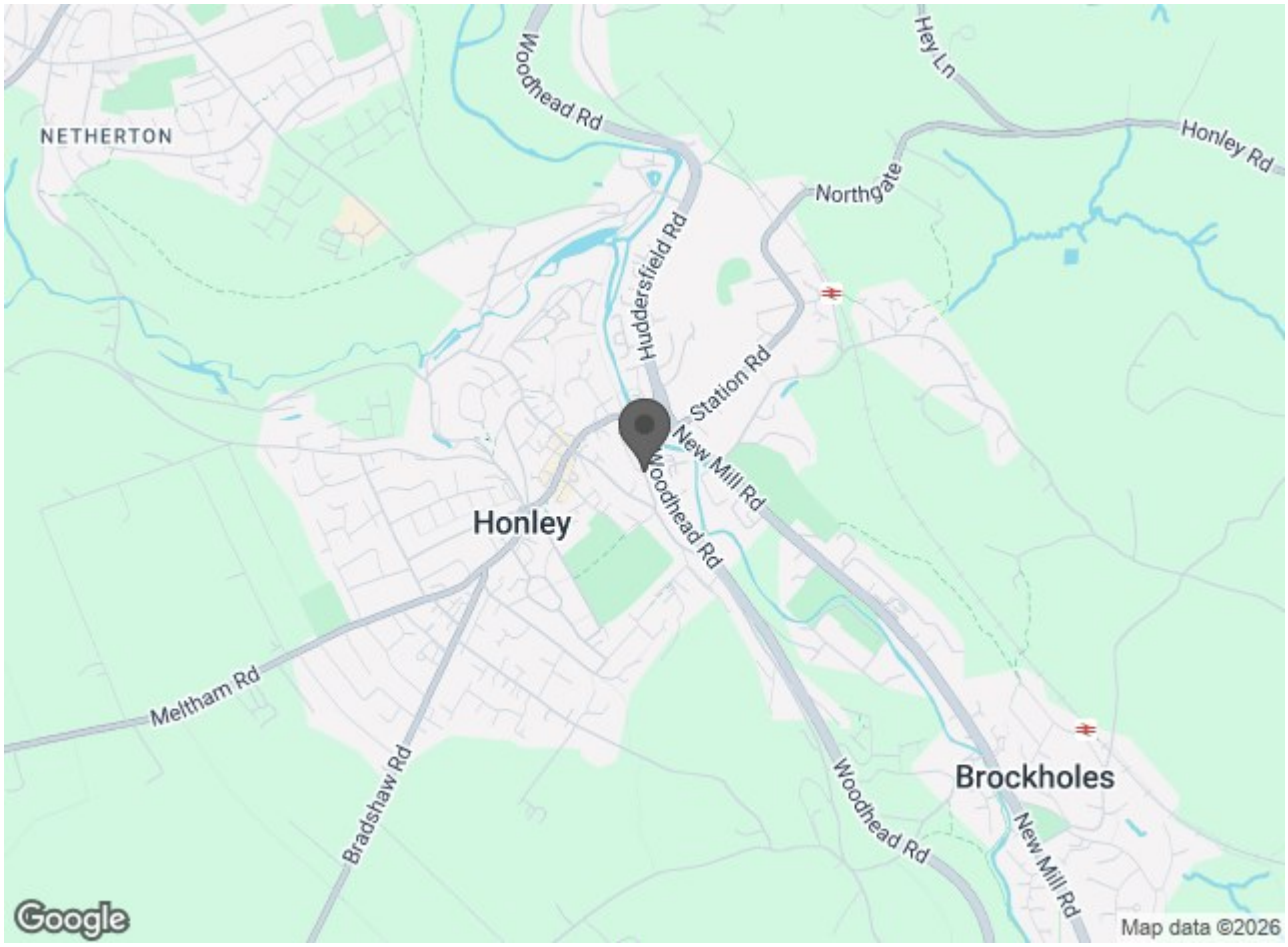
Directions



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