



The Huttons Far End Lane, Honley Holmfirth HD9 6NS

welcome to

The Huttons Far End Lane, Honley Holmfirth

Full of character and charm is this GRADE II LISTED restored barn conversion. Set to this courtyard position, with outside seating area. TWO BEDROOMS, spacious OPEN PLAN lounge/diner. En suite to master bedroom. TWO ALLOCATED PARKING SPACE. Backing onto Honley cricket club.

Summary

A fantastic opportunity to acquire this charming two bedroom barn conversion located to this courtyard setting. With Victorian brick work to the front and feature barn window. Characterful features internally, including ceiling beams, trusses and recessed brick fireplace and chimney. Further enhanced by a proportion of the courtyard seating area, with its attractive pot plants and two allocated parking spaces. Backing onto Honley Cricket ground to the rear. The property would be ideally suited to a professional couple or downsize. The accommodation is upside down and briefly comprising of spacious entrance hallway, two bedrooms, master en suite and house bathroom. To first floor is a spacious open plan lounge/diner and kitchen. Located to the sought after vibrant village of honley with its wealth of shops, wine bars, restaurants along with the train station and well regarded schooling. Further benefiting from being a short drive into the Holmfirth town centre.

Accommodation Entrance Hallway

Enter into spacious hallway, with slate flooring and inset down lights to ceiling. Attractive built in grey storage offers a modern touch. Radiator.

Master Bedroom

13' 5" x 10' (4.09m x 3.05m)
Spacious double bedroom with laminate floor covering. coving to ceiling. Three double glazed windows. Useful understairs storage. Radiator.

En Suite

Three-piece suite comprising of corner shower with mosaic style tiles, pedestal wash hand basin and low flush WC. Paneled ceiling with inset down lights. Obscured double glazed window.

Bedroom Two

12' 1" x 9' 2" (3.68m x 2.79m)
This bedroom oozes storage, with a bank of built in wardrobes, complimented by high bed. Anthracite radiator. Double glazed window overlooking the cricket ground.

House Bathroom

Attractive bathroom suite, with deep bath, with feature tiling. Vanity sink and built in WC. Partial tiled walls with inset down lights to ceiling. Chrome style radiator.





First Floor

Timber staircase leading to first floor.

Lounge/Dining Space

29' 1" x 16' 7" (8.86m x 5.05m)

This spacious L-shaped lounge dinner offers character and charm. With solid oak floor covering, and ceiling trusses. The real focal point being the recessed brick fireplace and exposed brick chimney with gas stove. The dining table is positioned to look over onto the courtyard with the double glazed barn window offering character.

Kitchen

9' 2" x 8' 3" (2.79m x 2.51m)

With a good range of wood style wall and base units, complimented by dishwasher, plumbing for washing machine, Gas Hob with extractor over and oven. Also housing the Maxi boiler. Velux window.

External

To the front of the property is a blocked paved courtyard, which this property benefits from owning a proportion of. Making this an ideal space to sit and enjoy the setting. The property is further enhanced by two allocated parking spaces.



view this property online williamhbrown.co.uk/Property/HMF108576



welcome to

The Huttons Far End Lane, Honley Holmfirth

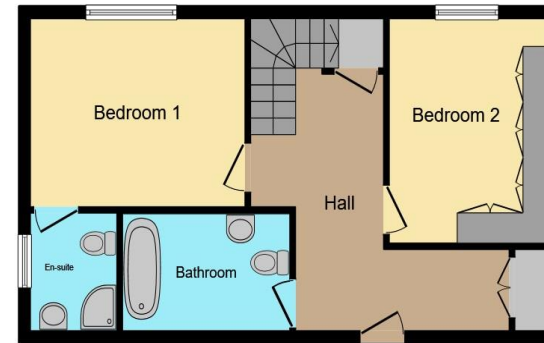
- Grade II Listed Barn Conversion
- Two Bedrooms
- Character And Charm
- Courtyard Setting With Seating Area
- Spacious Open Plan Lounge/Dining Area

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

£270,000

directions to this property:

Leave Holmfirth via Huddersfield Road and proceed towards Honley. Turn left up Hagg Wood Road and Right on to Gib Lane and immediate right on to Far Banks which becomes Far End Lane where the property can be identified by our for sale board outside.



Ground Floor



First Floor

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.focalagent.com

view this property online williamhbrown.co.uk/Property/HMF108576



Property Ref:
HMF108576 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk