Terrain Map



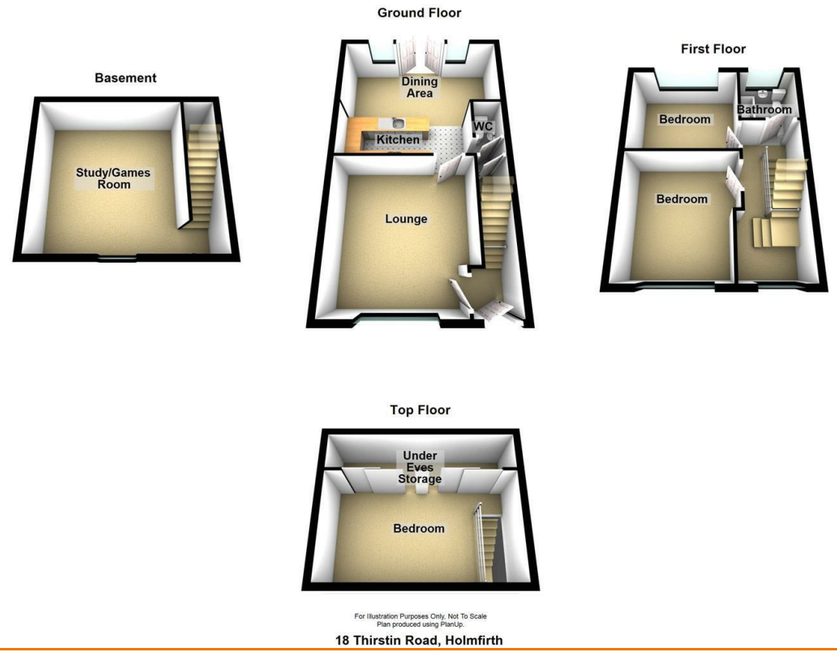
Hybrid Map



Terrain Map



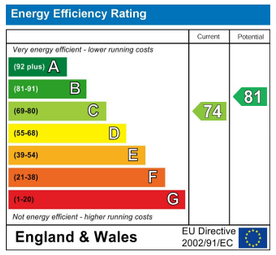
Floor Plan



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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BOULTONS



Thirstin Road

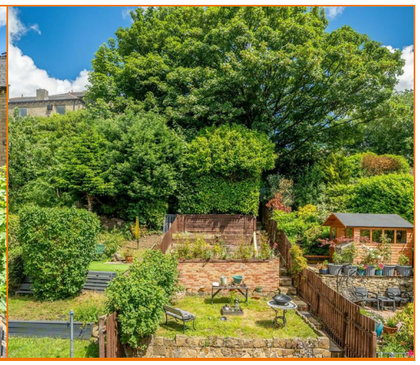
Honley, Holmfirth, HD9 6JG

Offers Around £260,000

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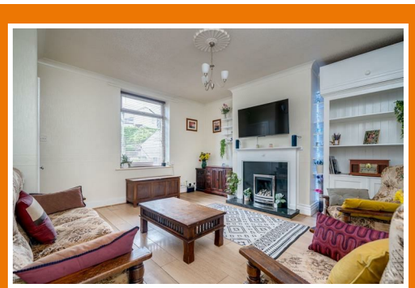
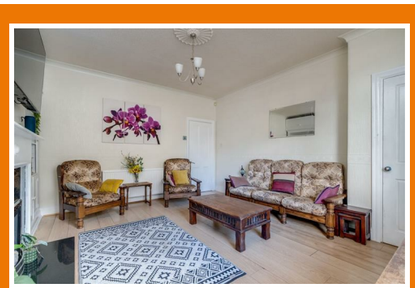
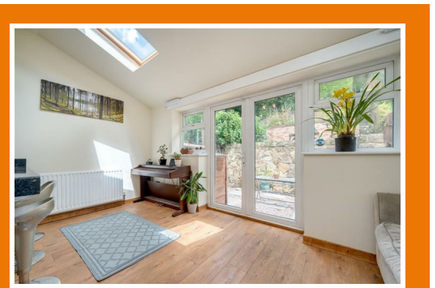




Thirstin Road

Honley, Holmfirth, HD9 6JG

Offers Around £260,000

Nestled on Thirstin Road in the picturesque village of Honley, Holmfirth, this charming mid-terrace cottage offers a delightful blend of character and spacious living. With three well-proportioned bedrooms and a thoughtfully designed bathroom, this property is perfect for families seeking a comfortable home in a sought-after semi-rural location.

The heart of the home is undoubtedly the social dining/living kitchen, which provides an inviting space for family gatherings and entertaining friends. The layout is both practical and appealing, making it easy to enjoy everyday life, providing versatile use of space, whether for relaxation, entertaining or home working.

Internally it is set over four well designed floors plus a useful keeping cellar and outside there is an extensive, landscaped rear garden with an elevated summer house.

The excellent location places you near a bustling village centre, where you can enjoy local shops, cafes, regarded schooling and community amenities, all within easy reach.

This property is not just a house; it is a wonderful opportunity to embrace a lifestyle in a vibrant community, making it an ideal choice for families, young professionals and individuals alike. With its characterful charm and spacious design, this home on Thirstin Road is sure to impress.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY
3'10" x 4'2"

Accessed via a uPVC double glazed front door with privacy glass inset, with a staircase rising to the first floor, cloaks hanging, central heating radiator and laminate floor covering. An internal door leads through to the lounge positioned at the front of the property.

LOUNGE
14'3" max x 15'1"

With a uPVC double glazed window positioned to the front elevation, central heating radiator, laminate floor covering and the focal point for the room is a coal effect gas fire within a traditional surround and marble back and plinth. There is provision for a wall mounted television, decorative coving, ceiling rose and an internal door leading to the dining kitchen.

LIVING KITCHEN
16'3" max x 15'5"

Enjoying good levels of natural light via the Velux roof lights to the rear roof and the uPVC double glazed windows and French doors positioned to the rear elevation. Open plan in design with the kitchen itself being fitted with a range of base and wall units with working surfaces extending into a breakfast bar and with a four ring electric hob, fitted oven, stainless steel and glass extractor canopy over, integrated fridge/freezer, plumbing for a washing machine or dishwasher, twin stainless steel inset sink unit with mixer tap.

CLOAKROOM/WC

Fitted with a low flush wc and a corner hand wash basin with tiled splashbacks and fitted mirror fronted medicine cupboard.

LOWER GROUND FLOOR

MUSIC ROOM/STUDY
14'7" x 14'

With exposed stone on display, a uPVC double glazed window with privacy glass inset which doubles up as an escape route in the event of an emergency, fuse board, gas meter and electricity meter concealed within a cupboard storage unit. A combination boiler is located housed within a separate cupboard unit. There is also shelving and plumbing for the washing machine.

CUPBOARD

With power and light laid on, provision for additional white goods.

FIRST FLOOR

BEDROOM 1, front
12' x 10'1" to the chimney breast

With an attractive period decorative feature fireplace positioned to the chimney breast, cupboard and wardrobe storage fitted into the alcoves in the form of a triple and single robe with cupboard storage over. There is a uPVC double glazed window to the front elevation, central heating radiator.

BEDROOM 2, rear
9'0 x 9'5" (to robe)

There are double robes in each of the alcoves with cupboard storage over, decorative period feature fireplace, uPVC double glazed window to the rear elevation with an attractive outlook over the garden and beyond, central heating radiator.

BATHROOM
5'6" x 6'5"

Fitted with a white three piece suite comprising low flush wc, pedestal hand wash basin and panel bath with shower over and mixer tap over the bath and sink. Heated towel rail, complementary tiled walls and floor, mirror fronted medicine cupboard and a uPVC double glazed window with privacy glass inset.

ATTIC SPACE
17'2" x 9'4"

Two Velux windows with fitted blinds are positioned to the rear roof slopes, useful eaves cupboard storage, exposed beams on display, spotlights within the ceiling.

OUTSIDE

To the front of the property is an attractive, cottage style buffer garden and to the rear is large terraced and landscaped garden with lawned section and planted areas providing year round scent and colour. On the top elevation is an attractive summerhouse.

TENURE

We understand that the property is a freehold arrangement.

COUNCIL TAX. BAND C

AGENTS NOTES

Under the provisions of the Estate Agents Act 1979, we are required to disclose that a member of staff, or a relative of a member of staff, has a personal interest in the sale of this property. This information is provided in the interest of transparency, and further details can be supplied upon request.

