



## 93 Roundway, Honley, Holmfirth, HD9 6AT

Offers In The Region Of £190,000

Beautiful Two-Bedroom Home with Sizeable Garden and Development Potential

A fantastic opportunity to acquire this well-presented two-bedroom home, set on a generous plot. Surrounded by gardens to the front, side, and rear, this property offers not only a comfortable home but also superb potential for extension or even the development of a separate dwelling, subject to the necessary planning permissions. Ideal for buyers looking for space, flexibility, and long-term potential.

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	