



18 Bowland Close

Honley, Holmfirth, HD9 6FF

FOR SALE DUE TO RELOCATION is this much loved four double bedroom detached family home with the balance of the builders guarantee. The property occupies an enviable plot with countryside views, double driveway and integral garage. The contemporary layout briefly comprises spacious hallway, lounge, downstairs wc, coats cupboard, living/dining kitchen, utility, four first floor bedrooms, master with ensuite and dressing area and a family bathroom. Off road parking, garage and enclosed lawned garden. Within walking distance to both Hinchliffe's Farm Shop (Netherton) and Honley village centre with its variety of shops/bars/restaurants plus access to good local primary/secondary schools and not too distant Honley Train Station with routes to Huddersfield, Barnsley & Sheffield.

AVAILABLE WITH NO ONWARD CHAIN.

O.I.R.O £425,000

18 Bowland Close

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- MUCH LOVED FAMILY HOME FOR SALE DUE TO RELOCATION
- LARGE DINING KITCHEN WITH OPEN PLAN SNUG AREA
- FOUR DOUBLE BEDROOM DETACHED HOUSE WITH BALANCE OF BUILDERS GUARANTEE
- IMMACULATE THROUGHOUT WITH INTEGRAL APPLIANCES AND SEPARATE UTILITY
- EDGE OF VILLAGE LOCATION AND COUNTRYSIDE VIEWS
- ENCLOSED LAWNED GARDEN, GARAGE AND OFF ROAD PARKING

Entrance

Lounge

17'5" x 10'7" (5.31m x 3.23m)

Downstairs WC

5'10" x 2'11" (1.78m x 0.89m)

Dining Kitchen

14'6" x 11'5" (4.42m x 3.48m)

Snug/Family Area

9'3" x 6'9" (2.82m x 2.06m)

Utility

7'6" x 6'1" (2.29m x 1.85m)

First Floor

Master Bedroom Suite

Dressing Area

8'8" x 7'2" less bulkhead (2.64m x 2.18m less bulkhead)

Kingsize Bedroom

12'8" x 10'4" (3.86m x 3.15m)

Ensuite

7'4" x 6'3" (2.24m x 1.91m)

Bedroom 2

12'6" x 11'0" (3.81m x 3.35m)

Bedroom 3

13'8" x 10'2" (4.17m x 3.10m)

Bedroom 4

11'7" x 11'2" (3.53m x 3.40m)

Family Bathroom

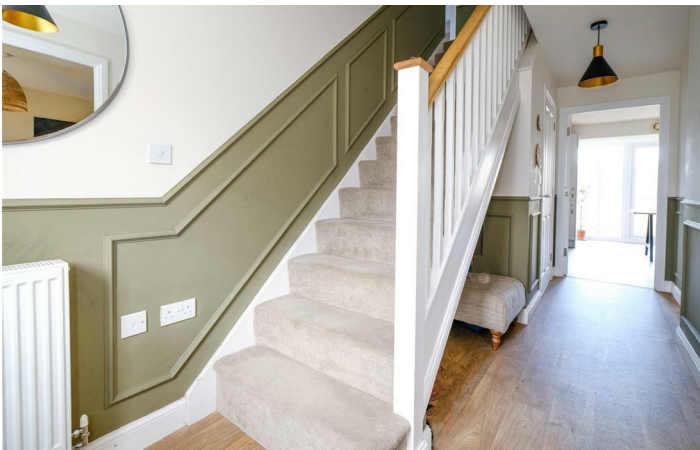
9'7" x 6'10" (2.92m x 2.08m)

Parking and Garage

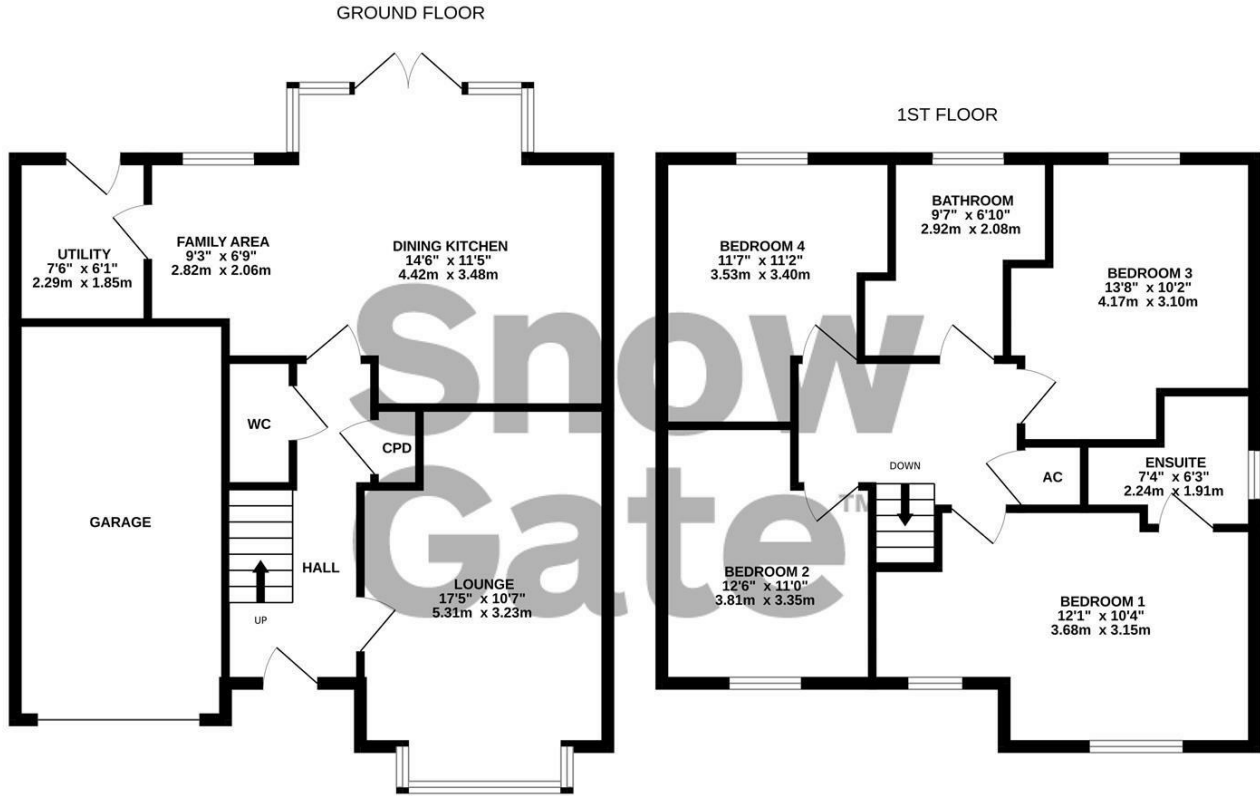
Garden



Directions

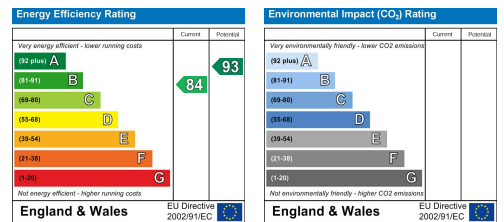


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Estate agency done properly

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