



**PANTERA
PROPERTY**

1Unit E2 5 Greengate,
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12 Jaggar Lane

Honley, Holmfirth, HD9 6BT

Honley Socialist Club & Institute comprises a part brick part stone built part three part two storey club/licensed premises under a series of pitched and hipped roofs, with main access off Jaggar Lane.

To the rear of the property, accessed via Moor Bottom, is a large car parking area, which does benefit from a footpath (leading from the car park to the front reception off Jaggar Lane).

From entering the lower ground floor there is a garage to the external, changing rooms, shower rooms, storage rooms, cellar which is in three large rooms and an exit door the side and the rear.

The ground floor this consists of a front entrance which leads to communal toilets, reception/function room, further function room and the open bar area and bar on the right-hand side, from here you can access to the first floor which houses a flat, office space and kitchen, bar area, bar and bathroom.

Offers invited £280,000

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- Freehold Interest
- Gas central heating
- The site measures approximately 0.37 acres.

Location

The property is located five miles south from the centre of Huddersfield, 15 miles northwest from the centre of Barnsley and three miles north from the centre of Holmfirth. Specifically, the property is located on Jaggar Lane which is a relatively quiet road accessed via Westgate Lane. The surrounding properties comprise of predominantly residential dwellings.

The property is located within central Honley village and offers a wide variety of amenities and transportation, this including Honley train station providing services into Manchester (circa one hour), Sheffield (circa one hour and ten minutes) and Huddersfield (circa 15 minutes).

There is also a bus route within close proximity of the property (two-minute walk) and local amenities are within walking distance, these including Honley Cricket Club, Honley Church of England Junior School, Southgate Theatre, Pheonix Squash & Fitness, Co-operative and many other convenience stores.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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 		



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