



YORKSHIRE'S
FINEST
HOMES COLLECTION



Southwood Avenue, Honley, Holmfirth

£420,000

- Stunning elevated position with panoramic countryside views.
- Impressive open-plan kitchen and family room with vaulted ceiling and garden access.
- Versatile accommodation including three reception areas and a self-contained one-bedroom annexe.
- Three double bedrooms, including two with direct access to a private decked terrace.
- Private enclosed garden with decked seating areas and elevated roof terrace.
- Driveway parking, single garage and EV charging point.

A substantial semi-detached home with stunning valley views, generous living space and a superb self-contained annexe, occupying one of Honley's most desirable elevated positions.

Occupying a peaceful setting above the village, Southwood Avenue is an impressive semi-detached home. Offering flexible accommodation, beautifully presented interiors and exceptional far-reaching views, this is a property perfectly suited to modern family life, multi-generational living or buyers seeking additional income potential.



The heart of the home is undoubtedly the impressive open-plan kitchen and family room. Enhanced by a vaulted ceiling with Velux roof windows, the space is flooded with natural light and provides an ideal environment for everyday living and entertaining alike. Large doors open directly onto the garden, creating an effortless transition between indoor and outdoor spaces.

Positioned to make the very most of the property's elevated location, the main lounge enjoys spectacular panoramic views across the surrounding countryside. A striking picture window perfectly frames the landscape, creating a bright and relaxing room that can be enjoyed throughout the changing seasons.

A further reception room offers excellent versatility and could equally serve as a formal dining room, home office, snug or children's playroom. From here, doors open onto an elevated roof terrace, providing another wonderful place to enjoy the outlook. A guest cloakroom completes the upper floor.

The lower level comprises two well-proportioned bedrooms, both benefiting from fitted storage and direct access onto a private decked seating area. A spacious family bathroom includes both a bath and separate shower enclosure, while a useful utility room and additional storage provide excellent practicality.

A real standout feature is the beautifully appointed self-contained annexe. Accessed independently from both the front and rear, it offers a contemporary open-plan living kitchen, a double bedroom and a modern shower room, allowing complete privacy from the main residence.

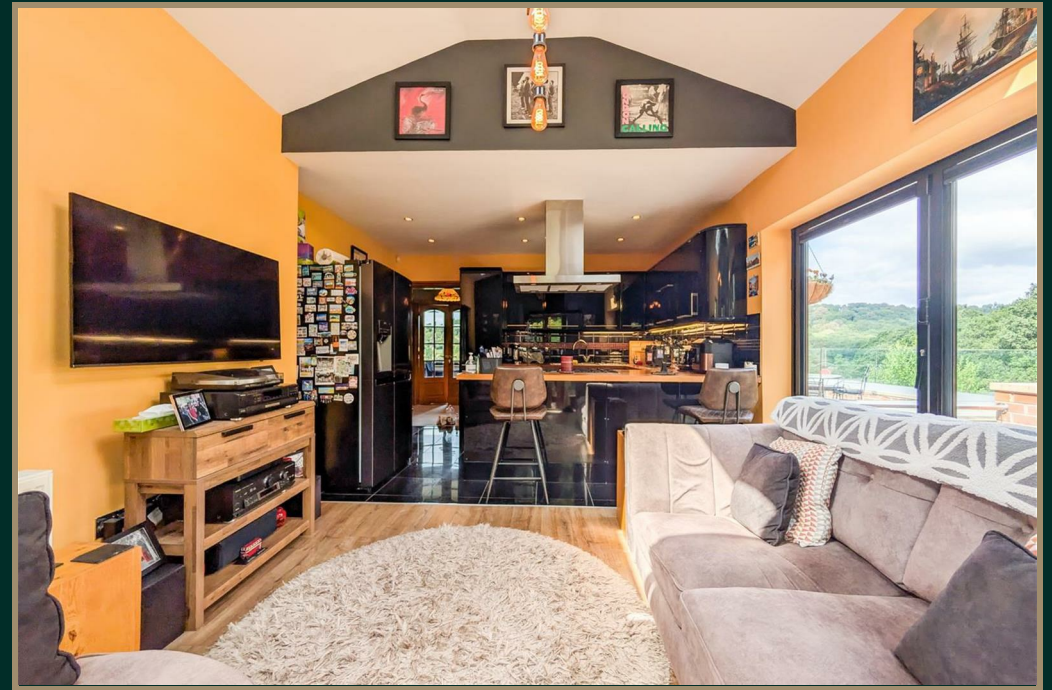
Its versatility is one of the home's greatest assets, making it ideal for dependent relatives, older children seeking their own space, guest accommodation, home working or as a holiday let or long-term rental, providing valuable additional income if desired.

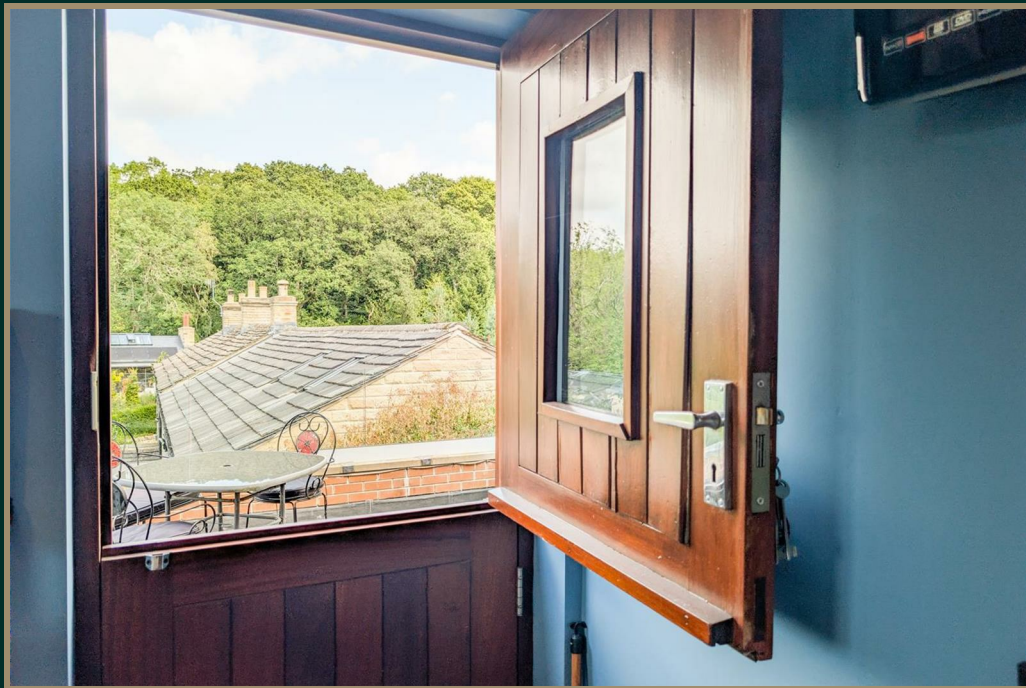




Outside, the property enjoys a private enclosed garden with a sunny aspect, complemented by attractive decked seating areas designed for relaxing and entertaining. To the front, there is a driveway, single garage, parking for two vehicles and the added benefit of an EV charging point.









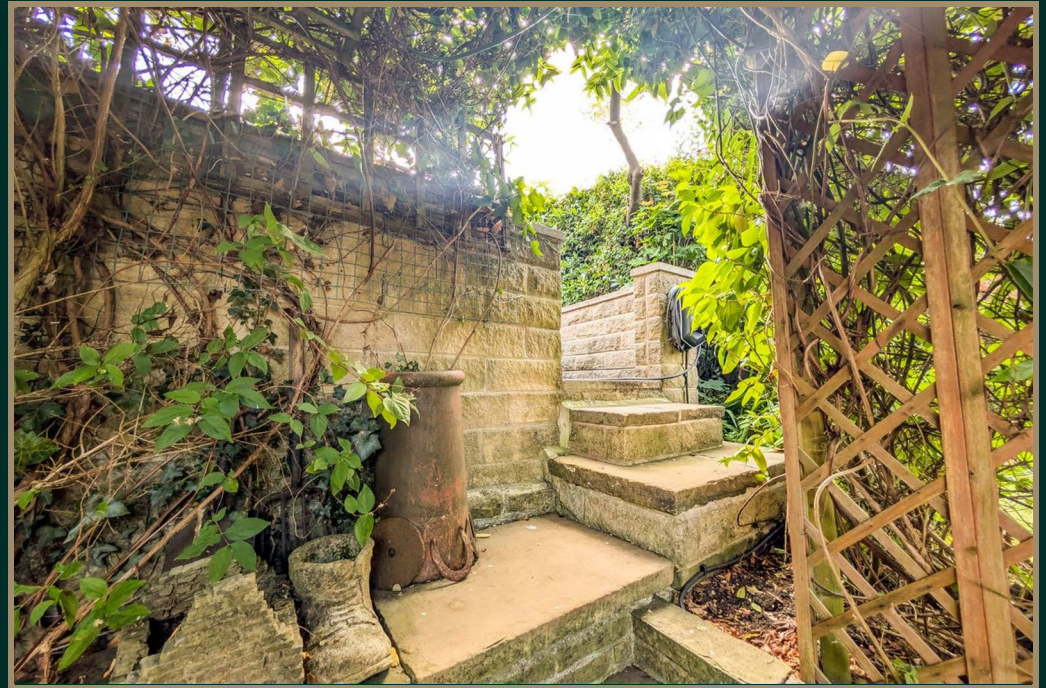
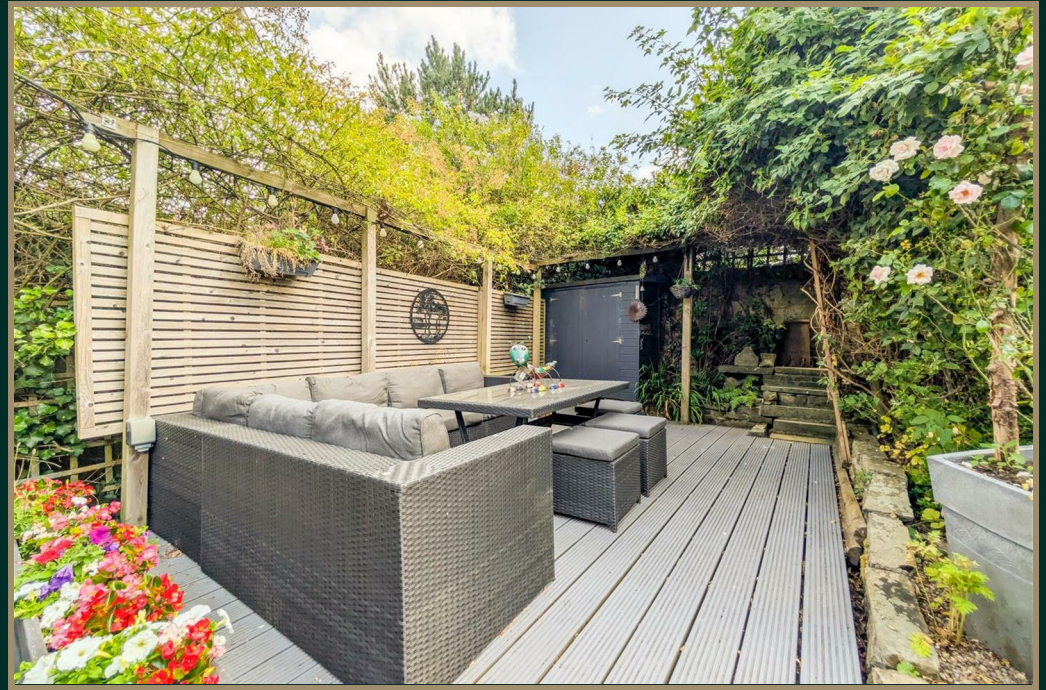
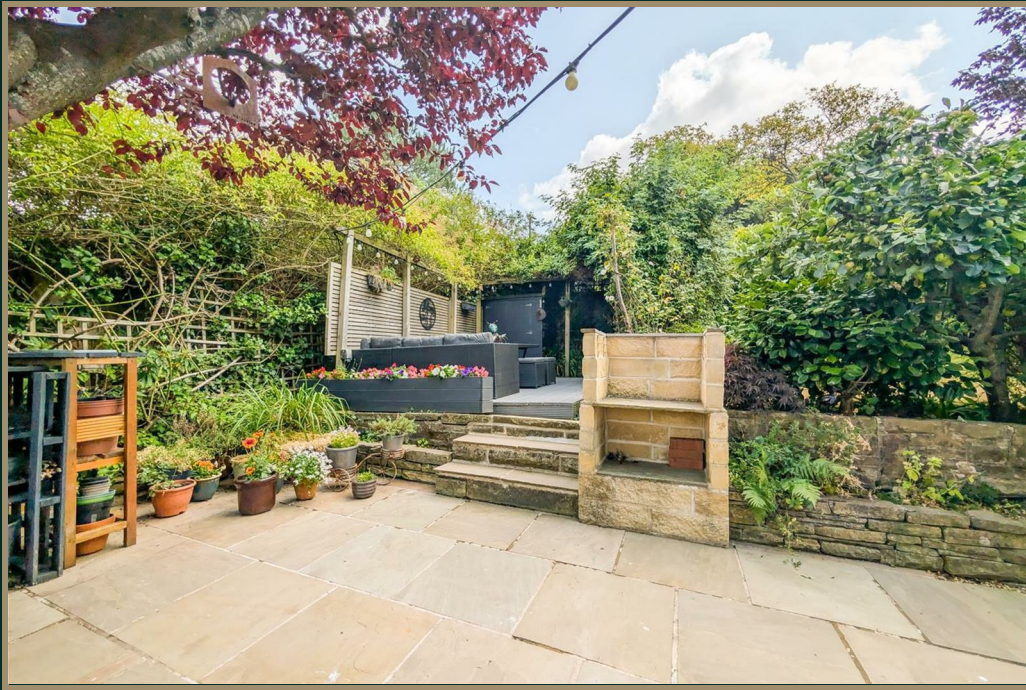




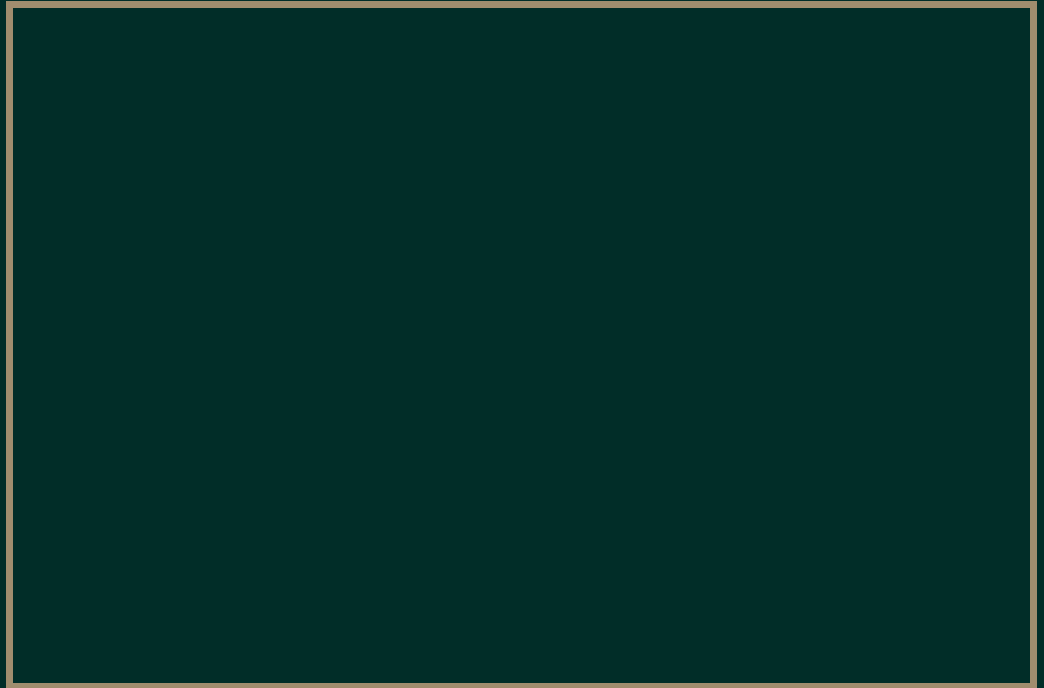






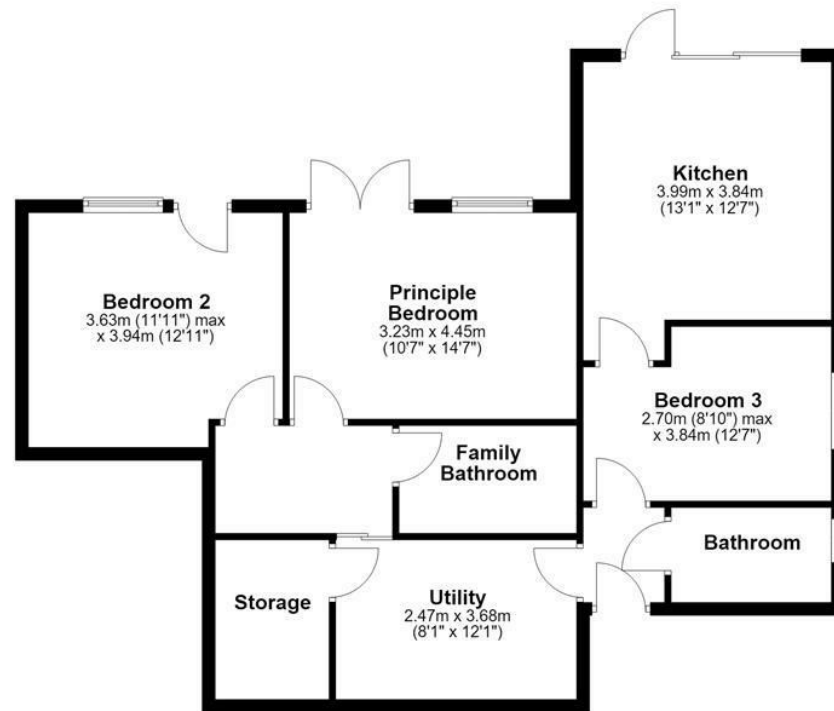






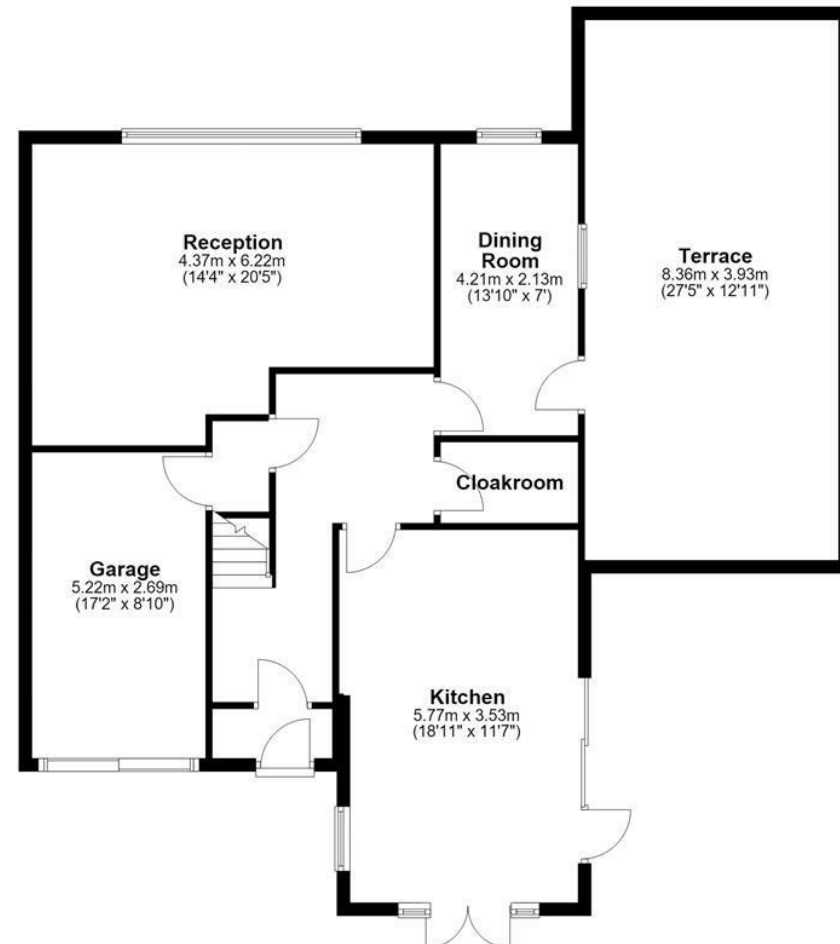
Lower Ground Floor

Approx. 85.4 sq. metres (918.8 sq. feet)



Ground Floor

Approx. 121.6 sq. metres (1308.8 sq. feet)



Total area: approx. 207.0 sq. metres (2227.7 sq. feet)



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To view Southwood Avenue, Honley, Holmfirth
Call 01484 432 773
Email sales@yorkshiresfinest.co.uk