



Eastgate, Honley HOLMFIRTH HD9 6PA

welcome to

Eastgate, Honley HOLMFIRTH

STONE BUILT DETACHED RESIDENCE AFFORDING SPACIOUS THREE BEDROOM ACCOMMODATION WITH LOW MAINTENANCE GARDEN TO REAR AND EASE OF ACCESS TO HONLEYS MANY AMENITIES

Summary

A beautifully presented three-bedroom detached home, enviably positioned in the very heart of Honley village, enjoying a picturesque riverside setting.

This charming property offers the perfect blend of village convenience and tranquil surroundings to the rear, with local shops, cafes, and amenities just a short stroll away along with well regarded schooling. Immaculately maintained and stylishly appointed throughout, the home is offered in true "move-in" condition, making it an ideal choice for buyers seeking a hassle-free purchase.

The accommodation is thoughtfully arranged to provide spacious and versatile living, with well-proportioned rooms filled with natural light. Externally, the riverside aspect creates a unique backdrop, perfect for relaxation and entertaining alike.

An increasingly rare opportunity to acquire a detached home in such a sought-after central Honley location, early viewing is highly recommended.

Accommodation Entrance Hall

Upon entry you will find a hard wood floor covering, decorative coving to ceiling and staircase ascending to the first floor. Doors lead to the following rooms:

Living Room

15' 6" x 15' 5" (4.72m x 4.70m)

A sizeable reception with ample space for furniture the focal point being the gas coal effect living flame fire set to feature surround with timber mantel. The room has decorative coving to ceiling, a continuation of the hard wood floor covering, two central heating radiators and double glazing to three aspects flooding natural light throughout the

room.

Dining Kitchen

18' 5" x 13' 10" (5.61m x 4.22m)

Another generously proportioned and stylishly presented room with the kitchen boasting a modern range of wall and base units with granite worksurfaces incorporating a sink and drainer unit with mixer tap. Appliances include the stainless steel gas hob with extractor hood, electric oven, integral fridge freezer, tumble dryer along with plumbing for washing machine. The room has a gas coal effect fire with contemporary surround and is double glazed to rear aspect with a composite door leading out into the garden.

First Floor Bedroom One

Irregular Shaped Room 15' 5" x 15' (4.70m x 4.57m)

A fabulous principle bedroom again with triple aspect double glazing providing a vast amount of natural light. There are fitted wardrobes, a central heating radiator and a hard wood floor covering.

Bedroom Two

11' 2" x 11' 2" max (3.40m x 3.40m max)

A second double bedroom this one having a wooden floor covering, decorative coving to ceiling, radiator and double glazed window to front aspect.

Bedroom Three

10' 10" x 7' 7" (3.30m x 2.31m)

The final bedroom or home office if required has coving to ceiling, a central heating radiator and is double glazed to front aspect.

House Bathroom

A white suite comprising of low level w/c, pedestal hand washbasin and panelled bath with overhead





rainfall unit and attachment. There are complementary tiled walls and floor covering, a chrome effect heated rail ladder and a double glazed obscure window.

External

The rear low maintenance gardens sit overlooking the adjacent river and relaxing on the mainly flagged area the acoustics from the river can be best enjoyed. The area would also be ideal if entertaining or having a BBQ. There is an external water supply and lighting and storage provided by the underdrawings.



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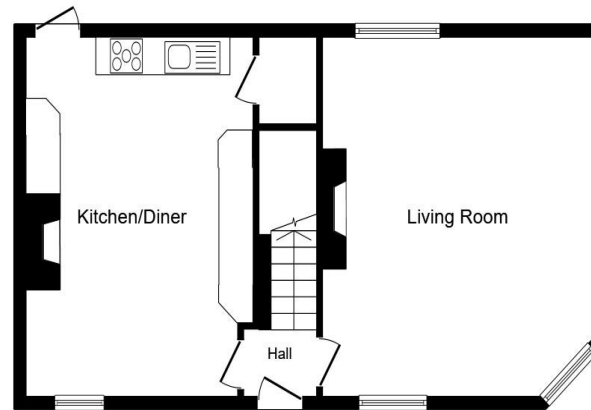
- Mature Detached Residence
- Three Bedroom Accommodation
- Riverside Location
- Nearby Amenities
- Immaculately Presented

Tenure: Freehold EPC Rating: E
Council Tax Band: D

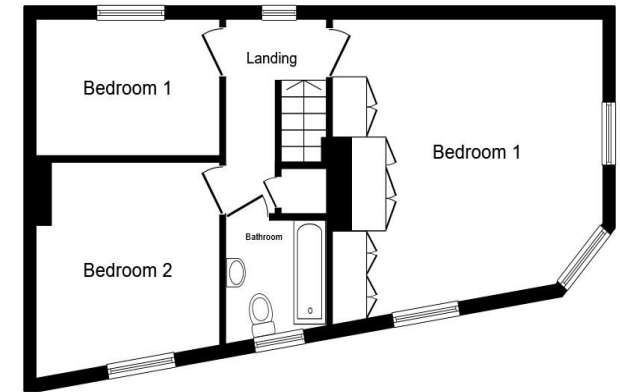
£280,000

directions to this property:

Leave Holmfirth via Victoria Street and turn right at the lights on to Huddersfield Road and continue to the lights at Honley. Turn left at the lights and follow the road around to where you will find the property on the right hand side.



Ground Floor



First Floor

Total floor area 104.8 m² (1,128 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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HMF108919 - 0002

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