



Bradshaw Road, Honley Holmfirth HD9 6EF

welcome to

Bradshaw Road, Honley Holmfirth

IMMACULATLY PRESENTED THREE BEDROOM MID TERRACED PROPERTY IDEAL FOR PROFESSIONALS OR FAMILIES. SPACIOUS DINING KITCHEN. DELIGHTFUL GARDENS TO FRONT AND REAR. LOCATED WITHIN WALKING DISTANCE OF THE VIBRANT HONLEY VILLAGE AND TRAIN STATION.

Summary

Impressive well-appointed three bedroom mid terrace property, suitable for families or professionals. Set in the heart of Honley, and within close proximity to the vibrant village, with its wealth of cafes, restaurants, wine bars and shops, with the added benefit of the train station being close by and a short drive into Holmfirth town. The property is presented to a high standard throughout and briefly comprises of lounge, dining kitchen and porch. To the first floor are three bedrooms and house bathroom. Externally the property benefits from delightful cottage garden to the front with an attractive with a goodsize enclosed rear garden with patio for seating and garden shed.

Accommodation Lounge

16' max x 11' 10" (4.88m max x 3.61m)
Enter through composite door into spacious lounge. Neutrally decorated modern carpeted lounge with plenty of natural light from the double glazed window with front aspect. The real focal point of the room being the modern fire surround with pebble effect gas fire. Open staircase leading to first floor. Double doors leading to:

Kitchen

15' 10" max x 10' 5" max (4.83m max x 3.17m max)
Modern kitchen with a range of wall and base units. Further enhanced by integral oven, with ceramic hob and concealed extractor, plumbing for dishwasher and washing machine. complimented by laminate style floor covering and inset down lights to ceiling. Radiator, Giving access into porch. Opening onto dining section with plenty of natural light flooding in through double glazed window.

Porch

An ideal space to hang coats and store shoes.
Composite door onto rear garden.

Landing

Carpeted staircase leads to first floor landing. with useful built in storage cupboards. Giving access to loft, that has power and has been insulated.

Bedroom One

11' 11" x 10' (3.63m x 3.05m)
Double bedroom with carpeted floor covering, feature wallpapered wall. Double glazed window to front aspect offers plenty of natural light. Radiator.

Bedroom Two

10' 5" x 10' (3.17m x 3.05m)
Another good size double bedroom with double glazed window to rear aspect. Radiator.

Bedroom Three

7' 11" x 7' 2" (2.41m x 2.18m)
Single bedroom, with laminate style floor covering. Currently utilised as a dressing room with double glazed window to front aspect. Radiator.

House Bathroom

Modern three piece white suite, comprising of low flush w/c, hand basin, bath with overhead shower. Tiled wall covering around the bath and tiled walls to dado height. Double glazed obscure window. Inset down lights to ceiling and tiled floor covering. Radiator.

External

Externally the property has a lawned front garden with well stocked borders with an array of established plants and shrubs. Pathway leading to the rear. there is a shared alleyway that takes you to the rear entrance of the property. The rear garden is





a good size, featuring a patio area ideal for seating and al fresco dining in those summer months. Laid to lawn garden with well stocked shrubs. Useful garden shed.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Bradshaw Road, Honley Holmfirth

- Immaculate Mid Terrace
- Three Bedrooms
- Delightful Front & Rear Gardens
- Spacious Dining Kitchen
- Ideal For Families or Professional Couple

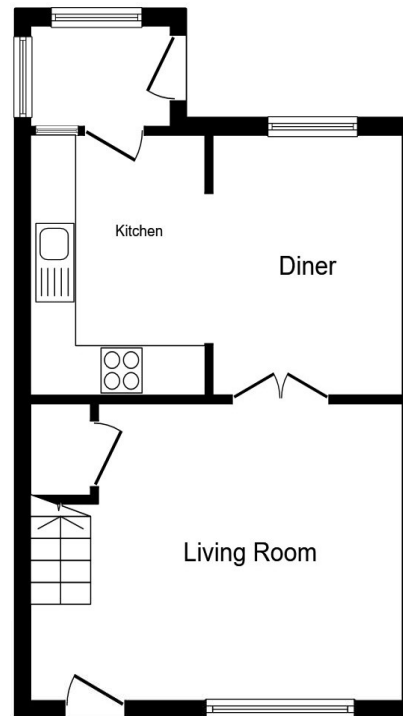
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

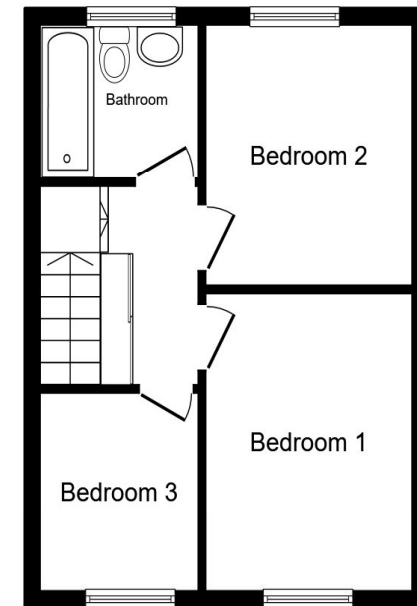
£250,000

directions to this property:

Leave Holmfirth via Victoria Street and at the lights turn right on to Huddersfield Road. Continue to the lights at Honley and turn left on to Northgate and then right on to Eastgate. Continue forward on to Westgate. At the roundabout at the bottom take the first exit on to Moorbottom and then take the second left on to Bradshaw Road.



Ground Floor



First Floor

Total floor area 70.2 m² (756 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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Property Ref:
HMF108673 - 0002

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