



Southwood Avenue, Honley Holmfirth HD9 6QP

welcome to

Southwood Avenue, Honley Holmfirth

SEMI-DETACHED PROPERTY SET IN A PRIME POSITION ON THIS WELL REGARDED CUL DE SAC. IMMACULATE TWO BEDROOMS, WITH ADDED SELF CONTAINED LIVING WITH THE THIRD BEDROOM. FURTHER ENHANCED BY DRIVEWAY, HARDSTANDING AND INTEGRAL GARAGE. SPECTACULAR VIEWS ACROSS THE VALLEY. SOLAR PANELS & EV CHARGER.

Summary

Fantastic opportunity to purchase the upside down three bedroom semi detached property with flexible living accommodation and stunning views. Set on a spacious plot with ample off road parking and integral garage, benefiting from solar panels and EV charging point. Good size gardens to front and rear. Further benefiting from a spacious decked area and balcony, ideal for morning coffee. Set within the heart of Honley and being walking distance of Honley high school and within close proximity to the vibrant village, with its wealth of cafes, restaurants, wine bars and shops. With the added benefit of being close by to the train station and a short drive into Holmfirth town.

Accommodation Porch

Enter through double glazed door into porch ideal for shoe and coat storage. Double glazed side window. Double glazed door leads into hallway.

Entrance Hallway

Enter into spacious hallway with radiator. Carpeted staircase leading down to bedrooms, bathroom and self contained living.

Garage

Door leading off the landing into inner lobby ideal for coat and shoe storage. Access into garage with power & light and housing the Ideal boiler.

Lounge

20' 5" x 11' 10" (6.22m x 3.61m)
Enter through double doors into this impressive spacious lounge, the real focal point being the double glazed sliding picture windows taking in the spectacular view across the valley. Carpeted floor covering and electric inset fire. Radiator. Useful

recess shelving.

Dining Room/Snug/Home Office

13' 9" x 7' (4.19m x 2.13m)
Versatile room that can be utilised as dining room, snug or home office. With vinyl floor covering and dual aspect double glazed windows, again taking in the fabulous view. Radiator. Double glazed stable door leading onto spacious balcony and further benefiting from the spectacular view.

Balcony

Glass balustrade balcony again taking in spectacular view, ideal to enjoy your morning coffee.

Cloakroom

Modern pedestal wash hand basin with decorative tile. Low flush WC. Radiator. Obscured double glazed window to front aspect

Breakfast Kitchen/Lounge

18' 11" x 13' (5.77m x 3.96m)
This room is the hub of the home with stunning open plan breakfast kitchen/lounge. Plenty of natural light flooding in through the bi-fold doors and french doors both leading onto the garden. Further enhanced by two velux windows into the pitched roof with blinds. The breakfast kitchen has a good range of black wall and base unit with an attractive butchers block worksurface. Space for stove with double chimney extractor hood over. Wine fridge and larder storage. There is Space for American fridge/freezer further. Inset downlights to ceiling, under counter lighting and an attractive granite style floor covering. Breakfast bar opening to the lounge area with bi fold and french doors. Pitched roof with two velux windows, further benefiting from blinds with pendulum lighting. Laminate floor covering.





Hallway

Carpeted staircase leads down into spacious landing with radiator and inset down lights.

Master Bedroom

12' 11" x 11' 10" (3.94m x 3.61m)

An attractive spacious double bedroom with built in wardrobes and a useful storage cupboard. Wood style floor covering. The real focal point being the double glazed stable door leading onto spacious deck.

Bedroom Two

14' 7" x 10' 8" (4.45m x 3.25m)

Carpeted spacious double bedroom with a bank of built in wardrobes. Again further enhanced by double glazed french doors leading onto deck.

Family Bathroom

Spacious modern family bathroom with tiled floor covering and partial tiled walls. Four piece white suite comprising of bath with side taps, pedestal wash basin, low flush w/c and corner shower with rainfall shower head and additional handset. Chrome style towel radiator. Inset downlights to ceiling, dual aspect obscured double glazed windows.

Utlity Room

12' x 8' 9" (3.66m x 2.67m)

Access from landing leads into this useful and spacious utility room with plumbing for washing machine and space for dryer. Ample Storage. Further benefiting from good size under stair storage ideal for storing suitcases.

Self Contained Accomodation

Including:

Lobby

This space is totally self contained and has its own external entrance door. Meaning it is completely

separate from the main house. External double glazed door leading into carpeted lobby, ideal space to store shoes and coats. Inset downlight.

Bathroom

Spacious modern bathroom with laminate style floor covering and inset down lights. An Attractive three piece bathroom suite comprising of low flush w/c, walk in shower with black rainfall shower head and additional handset with contrasting black wall tiles. Wash hand basin. Chrome style ladder radiator

Bedroom Three

10' 7" x 8' 10" into recess (3.23m x 2.69m into recess)

Spacious bedroom with double glazed window to side and radiator.

Kitchen/Living Space

12' 7" x 11' 4" (3.84m x 3.45m)

Spacious open plan living with plenty of natural light flooding in from the bi fold doors, which lead onto spacious rear deck with trees creating privacy. The kitchen has contrasting black wall and base units with tiled floor covering and partial tiled walls. Comprising of space for fridge/freezer and hob with chrome style cooker hood over. Inset downlights to ceiling.

External

Set to spacious plot with a shared driveway leading to integral garage, good sized Indian stone patio with well established shrubs, plants and fruit trees. Steps lead to decked area with a good level of privacy, spacious garden to side with border that is well stocked with an array of plants, trees and shrubs. From the decking area steps lead up to tarmaced double parking with bin storage and EV charging point. To the rear access down the side leads to a spacious decked area spanning the length of the house with steps leading down to a spacious laid to lawn garden with an array of plants, shrubs and trees. Large timber planters, ideal for growing vegetables. Useful Storage Shed. The garden is the



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welcome to

Southwood Avenue, Honley Holmfirth

- Stunning Semi Detached Home
- Sought After Cul De Sac
- Three Bedrooms
- Self-Contained Living - Including the Third Bedroom
- Ample Parking & Integral Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£430,000

directions to this property:

From the William H Brown office in Holmfirth town centre, head north-west on Huddersfield Road (A6024) towards Honley. Continue for approximately 2 miles, passing through Brockholes and into Honley, Via A616 New Mill Road. Taking the right turn onto Gynn Lane and continuing up Gynn Lane for approx 0.6 miles. Turing right onto Southwood Avenue. Number 2 Southwood Avenue can be found a short way along on the right hand side. The journey typically takes around 5-10

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Property Ref:
HMF109048 - 0005

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william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk