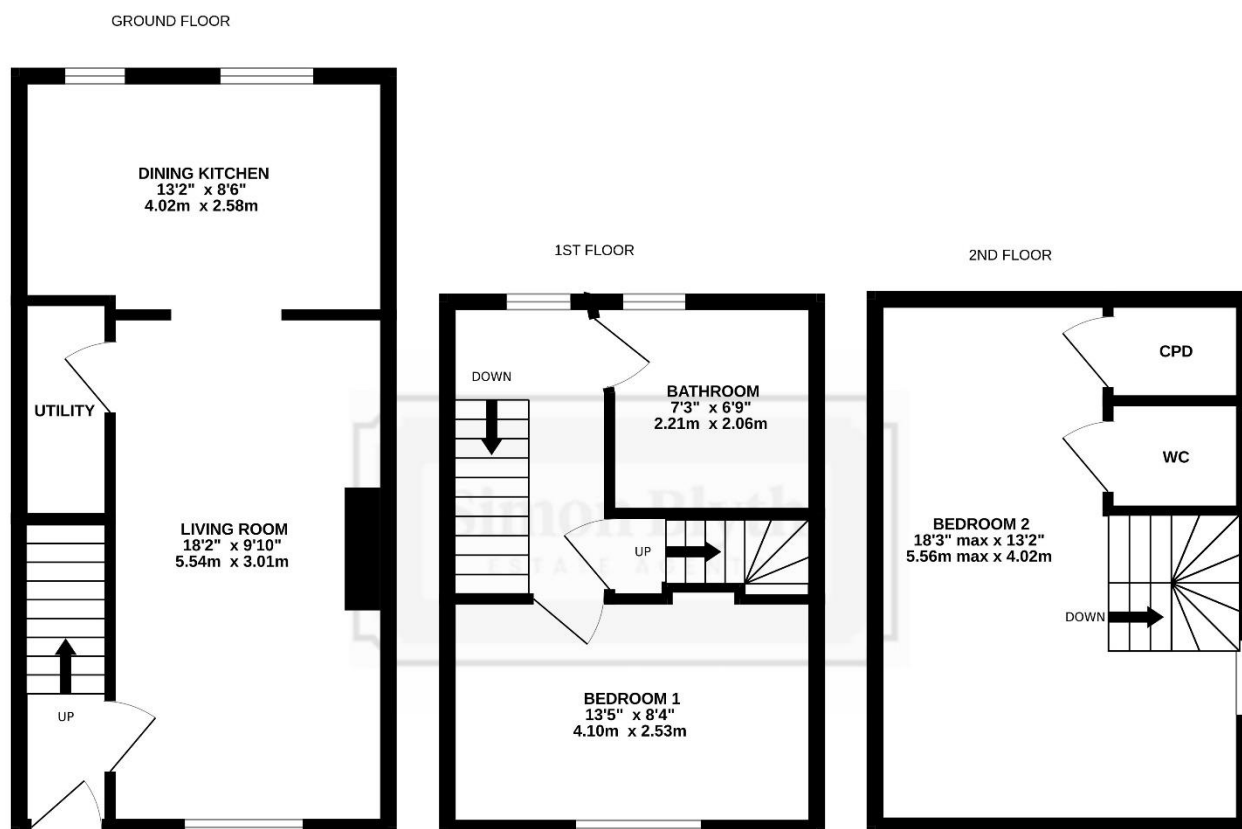


Simon Blyth
ESTATE AGENTS



TOWN HEAD, HONLEY, HOLMFIRTH, HD9 6BW



TOWN HEAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

EXCEPTIONALLY PRESENTED, TWO DOUBLE BEDROOMED, PERIOD COTTAGE SITUATED JUST OUTSIDE THE SOUGHT-AFTER VILLAGE CENTRE OF HONLEY. HAVING BEEN MUCH IMPROVED TO A HIGH SPECIFICATION THROUGHOUT, THE PROPERTY BOASTS MODERN, CONTEMPORARY FIXTURES AND FITTINGS BLENDED WITH PERIOD CHARM.

The property accommodation briefly comprises of entrance hall, lounge which seamlessly leads through to the dining kitchen and a useful understairs utility. To the first floor there is a double bedroom and house bathroom with staircase to the second-floor bedroom with ensuite w.c. There is an enclosed, low maintenance front garden with lawn and patio and a gravelled hardstanding with bin store and shed.

Offers around £295,000

ENTRANCE VESTIBULE

Enter into the property through a double glazed, composite front door with obscure glazed inserts and leaded detail into the entrance. The entrance features high-quality, tiled flooring, a ceiling light point, radiator and a carpeted staircase rises to the first floor with wooden handrail. There is an oak door providing access to the lounge.



LOUNGE

Measurements – 18'2" x 9'10"

The lounge enjoys a great deal of natural light which cascades through the double-glazed window to the front elevation which also provides a view across the property's gardens. The lounge is decorated to a high standard and features a central ceiling light point, two radiators and the focal point of the room is the decorative fireplace with space and provision for an electric fire, set upon a raised, tiled hearth with inset spot lighting above and timber lintel over. There is an oak door providing access to a useful, understairs storage cupboard, accessed from the lounge. The understairs storage cupboard features a ceiling light point and plumbing for an automatic washing machine. There is a trap door which also provides access to the lower ground floor cellars and a radiator. A doorway leads seamlessly into the open plan dining kitchen.





OPEN PLAN DINING KITCHEN

Measurements – 13'2" x 8'6"

The open plan dining kitchen room features a range of fitted wall and base units with Shaker-style cupboard fronts and with complementary, solid oak work surfaces over, which incorporate a single bowl, stainless steel Franke sink and drainer unit with chrome mixer tap. The kitchen is equipped with high-quality, built-in appliances which include a four-ring ceramic Zanussi hob with mirrored splashback and canopy-style cooker hood, a built-in electric Hotpoint oven and an integrated, shoulder level microwave combination oven, integrated, under-counter fridge unit and built-in dish washer. There is high-quality tiled flooring, inset spot lighting to the ceiling, a radiator, tall larder cabinets and soft-closing doors and drawers. Additionally, there are two double glazed windows to the rear elevation.





FIRST FLOOR

LANDING

Taking the staircase from the entrance, you reach the first-floor landing which features an oak handrail with glazed balustrade over the stairwell head. There is a double-glazed window to the rear elevation, a radiator, two ceiling light points and oak doors provide access to bedroom one, the house bathroom and a staircase rising to the second floor.

BEDROOM ONE

Measurements – 13'5" x 8'4"

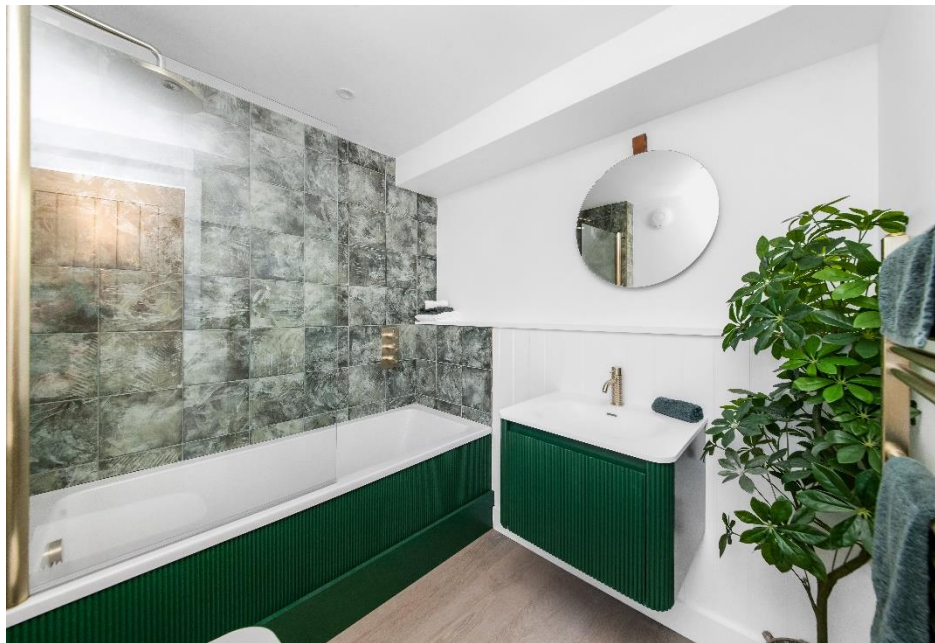
As the photography suggests, bedroom one is generous proportioned, light and airy double bedroom which has ample space for free standing furniture. There is a double-glazed window to the front elevation, with pleasant views across the property's front gardens and with far reaching views across the valley in the distance. There is a ceiling light point and a radiator.



HOUSE BATHROOM

Measurements – 7'3" x 6'9"

The house bathroom features a modern, contemporary three-piece suite which comprises of a panelled bath with thermostatic, rainfall shower over, low-level WC with push-button flush and a wall-hung wash handbasin with vanity drawer beneath and LED back-lit vanity mirror above. There is attractive, tiled flooring and contrasting tiling to the walls, inset spot lighting to the ceiling, extractor fan and ladder-style radiator and a double-glazed window with obscure glass to the rear elevation.



BEDROOM TWO

Measurements – 18'3" x 13'2"

Taking the kite-winding staircase from the first-floor landing, you reach the second floor, which again, has an oak banister with glazed balustrade over the stairwell head. The room is a generous proportioned double bedroom which has ample space for free-standing furniture and features exposed, timber beams to the ceilings, a ceiling light point, two radiators and a double-glazed window to the side elevation. There is a useful, under-eaves storage cupboard and a door which provides access to an en suite WC.



ENSUITE W.C

The en suite WC features a modern, contemporary, two-piece suite, which comprises of a low-level WC with concealed cistern and push-button flush and a wash handbasin with mixer tap over and vanity drawer beneath. There is high-quality flooring, a ladder style radiator, extractor fan and an LED back-lit vanity mirror.



EXTERNAL

Externally, immediately to the front there is an enclosed garden which features a flagged patio area, ideal for al fresco dining and barbecuing. There is a long garden with well-stocked and mature flower and shrub beds and with part fenced and part stone-walled boundaries. The property also benefits from an additional garden space which is accessed over the pathway and is depicted in the photograph to the right. This area is currently gravelled and used as a hard standing which is home for a garden shed.





PLEASE NOTE

The front garden has a "pedestrian right of access" for the neighbouring property.

ADDITIONAL INFORMATION

EPC rating – TBC

Property tenure – Freehold

Local authority – Kirklees

Council tax band – B

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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