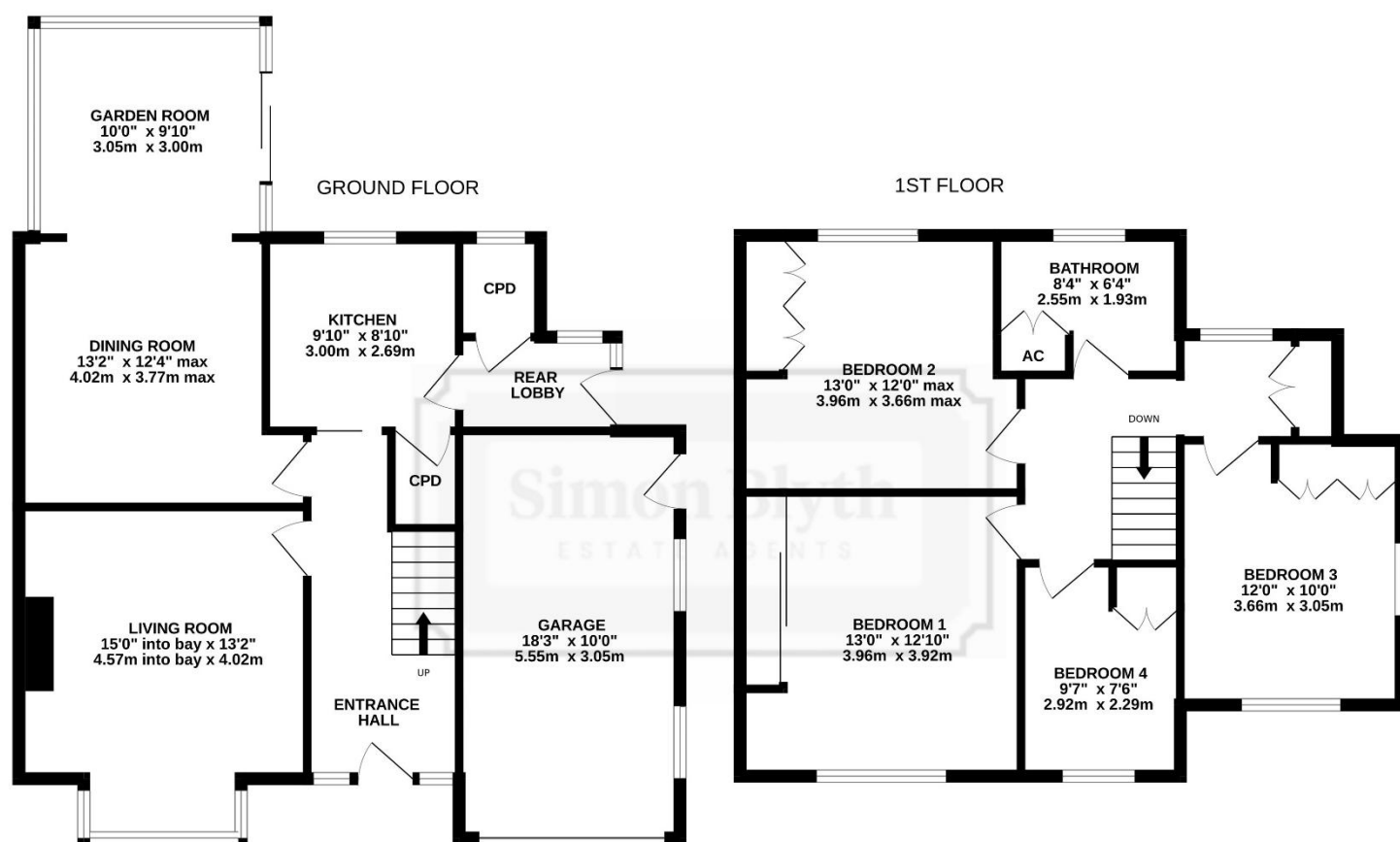




STATION ROAD, HONLEY, HOLMFIRTH, HD9 6LL



STATION ROAD

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.
Made with Metropix ©2026

PROPERTY DESCRIPTION

OCCUPYING A GENEROUS PLOT ON THE AFFLUENT ADDRESS OF STATION ROAD, HONLEY, IS THIS FOUR BEDROOM, SEMI-DETACHED, FAMILY HOME. OFFERING SPACIOUS ACCOMMODATION, COMPLIMENTED BY LOVELY GARDENS AND STUNNING VIEWS ACROSS THE VALLEY. THE PROPERTY IS OFFERED WITH NO ONWARD, AND IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, A SHORT DISTANCE FROM THE VILLAGE CENTRE AND WITH PLEASANT COUNTRYSIDE WALKS NEAR BY.

The property accommodation briefly comprises of entrance hall, lounge with the window, second reception room/formal dining room, conservatory, kitchen with pantry, side entrance and utility room to the ground floor. To the first floor there are four well-proportioned bedrooms and the house bathroom. Externally there is a gated driveway provided off street parking for multiple vehicles and leading to the single garage, the gardens are laid predominantly to lawn with a flagged sitting area to the front, a further patio area to the rear and with well stocked flower and shrub beds and the hard standing for a garden shed and a greenhouse.

EPC rating: D Council tax: C Tenure: Freehold

Offers Around: £400,000

ENTRANCE HALLWAY

Enter the property through a double-glazed, composite door with obscure, double-glazed inserts into the entrance hall. There are adjoining windows at either side of the front door with obscure glazed inserts which provide the entrance hall with a great deal of natural light. The entrance hall has a ceiling light point, a carpeted staircase rises to the first floor, a radiator and multi-panel, timber and glazed doors provide access to the lounge and second reception room and a sliding, multi-panel and timber, glazed door with obscure glazed inserts leads to the kitchen.

LOUNGE

Measurements – 15'0" into bay x 13'2"

As the photography suggests, the lounge is a generously proportioned, light and airy reception room which features a bay window with secondary glazing to the front elevation which provides the room with a great deal of natural light. There are two radiators, decorative coving to the ceiling, a decorative, stone fireplace with marble hearth with space for an electric fire.



SECOND RECEPTION ROOM/FORMAL DINING ROOM

Measurements – 12'2" x 12'4" max

The second reception room is situated to the rear of the property and is a generously proportioned reception room with decorative coving to the ceilings, two wall light points, a central ceiling light point and two radiators. There is a serving hatch with twin, timber and glazed doors to the kitchen and a large door opening then seamlessly leads into the garden room.



GARDEN ROOM

Measurements – 10'0" x 9'10"

The garden room enjoys a wealth of natural light which cascades through banks of windows at either side elevation and the rear elevation which provides superb views across the property's gardens and grounds with far-reaching, tree-lined aspects across the valley. There are double-glazed, French doors which lead out onto the patio, herring-bone style, timber flooring, two wall light points, a radiator and plug points. There are fitted blinds to the windows and the roofline.



KITCHEN

Measurements – 9'10" x 8'10"

The kitchen features fitted wall and base units with high-gloss cupboard fronts and with complementary, rolled edge work surfaces over which incorporate a one-and-a-half bowl, stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built-in appliances which include a four-ring, gas hob with integrated cupboard over and a built-in, electric, fan-assisted oven. There is an integrated dishwasher and a built-in undercounter and fridge unit and there is space and provisions for a waist level, built-in, microwave combination oven. The kitchen features soft-closing doors and drawers, tiling to the splash areas, under-unit lighting, a bank of double-glazed windows to the rear elevation with tiled inset which has a fabulous view across the property's gardens. Additionally, the kitchen features inset spotlighting to the ceiling, a timber and glazed, multi-panel door provides access to the everyday entrance and a door encloses a useful, understairs pantry.



UNDERSTAIRS PANTRY

The downstairs pantry has tiled flooring and tiled walls with fitted shelving providing a great deal of storage. There is a wall-light point and ample plug points with space for a free-standing appliance.

EVERYDAY ENTRANCE

A double-glazed, external, PVC door with obscure glazed inserts with an adjoining window to the side elevation provide access to the everyday entrance. It features a timber-panelled ceiling with central ceiling light point, terracotta-tiled flooring, a double-glazed window to the rear elevation with terracotta-tiled sill and there are doors providing access to the utility room and leading back into the kitchen.



UTILITY

The terracotta-tiled flooring continues through from the everyday entrance to the utility room which has a double-glazed window with obscure glass to the rear elevation. There is plumbing and provisions for an automatic washing machine, fitted shelving and it also houses the wall-mounted boiler.

FIRST FLOOR LANDING

Taking the staircase from the hall, you reach the first-floor landing which has a ceiling light point and loft hatch with drop-down ladder which gives access to the useful attic space. There are doors providing access to the three bedrooms and a bathroom and to the right-hand side at the top of the stairs is a useful vestibule with floor-to-ceiling, fitted cupboards, providing a wealth of storage. Here there is a wall light point, a radiator, a double-glazed window to the rear elevation with pleasant, open-aspect views and a door which gives access to the fourth bedroom.

BEDROOM ONE

Measurements – 13'0" x 12'10"

Bedroom one is a generously proportioned, double bedroom which has ample space for free-standing furniture. The room features decorative coving to the ceiling, a wall light point, radiator and is furnished with floor-to-ceiling wardrobes which have hanging rails and shelving and part-sliding, mirrored doors which has space for a dressing table.



BEDROOM TWO

Measurements – 13'0" x 12'0" max

Bedroom two is found to the rear of the property and is a light and airy double bedroom with ample space for free-standing furniture. There is a bank of double-glazed windows to the rear elevation with pleasant views onto the gardens and with far-reaching views over rooftops across the valley. There is decorative coving to the ceilings, a ceiling light point, radiator and a bank of fitted wardrobes with overhead cabinets and a dressing table / unit with drawer units beneath and a ceiling light point over.



BEDROOM THREE

Measurements – 12'0" x 7'6"

Bedroom three is a particularly light and airy double bedroom with dual-aspect windows to the front and side elevations. There is a ceiling light point, a radiator and floor-to-ceiling, fitted wardrobes which have hanging rails and shelving in situ.



BEDROOM FOUR

Measurements – 9'7" x 7'6"

Bedroom four could be utilized as a single bedroom, home office or nursery. It features a bank of double-glazed windows to the front elevation with a pleasant, tree-lined outlook, decorative coving to the ceilings, a ceiling light point, radiator and fitted storage over the bulkhead for the stairs which has a hanging rail and shelving in situ.



HOUSE BATHROOM

Measurements – 7'0" x 6'3"

The house bathroom features a three-piece suite comprising of a low-level WC, pedestal wash handbasin and an inset bath with electric shower over, glazed shower guard and tiled surround. There is a bank of double glaze windows with obscure glass a wood panelled ceiling, radiator and tiled walls. Additionally, there is a floor to ceiling fitted airing cupboard providing additional storage.



EXTERNAL

EXTERNAL FRONT

Externally to the front, the property features a tarmacadam, gated driveway which provides off-street parking for multiple vehicles and leads to the single garage. The front garden is laid predominantly to lawn with well-stocked flower and shrub beds and privacy bearing hedge border. There is a flagged terrace immediately to the front of the property which is a great space for sitting out and enjoying the afternoon and evening sun with a door canopy with ceiling light point above the front door and external light to the side of the property. The driveway continues down the side of the property with part-fenced and part-hedged boundaries, the driveway then opens out into the rear garden where there is a flagged patio, ideal for alfresco dining and barbecuing.



GARAGE

The garage features an up-and-over door. There is lighting and power in situ, a fluorescent, LED tube light point, two banks of double-glazed windows to the side elevation and a double-glazed pedestrian access, PVC door with obscure glazed inserts, again to the side elevation.

EXTERNAL

The rear garden is laid predominantly to lawn with well-stocked flower and shrub beds and with a pleasant, open outlook. Following the pathway through the flower and shrub beds to the bottom of the garden. There is a hardstanding with a substantial, timber shed with a compost area and a greenhouse which is at the bottom of the garden.





ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – C

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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

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



MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259