



A beautiful and picturesque setting, Wood Nook is a rural hamlet above Honley on the way to Meltham, surrounded by local countryside and boasting some of the best views in the Holmfirth area.

Perfect for those who enjoy the outdoors, this fine detached house comes complete with extensive outdoor space and gardens, a shingle driveway and a large garage too.

Suited to a variety of buyers the property will appeal to those looking for something very individual, one can imagine children playing in the grounds which are perfect for a game of hide and seek, or just whiling away a few hours gardening and taking in the scenery.

The area is cross-crossed with local footpaths and rural roads as indicated in our images, making it perfect for people who enjoy walking. There's even a local riding school for equestrian enthusiasts at the bottom of the lane.

Honley village is just down the road, with Netherthong and Meltham just around the corner. There are places to eat out and socialise, villages with varied amenities and also schooling for children of all ages.

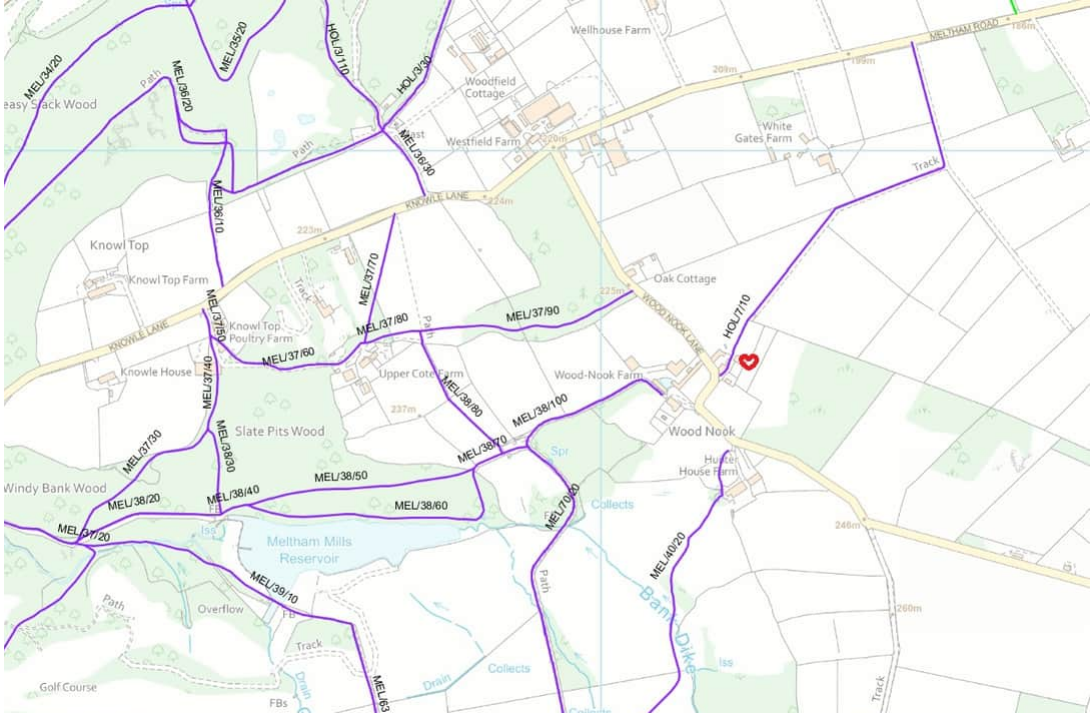
Business travellers will welcome the road links around the area which is around 25 miles from Leeds, Manchester and Sheffield.

The property stands in approximately an acre, made up of gardens with year-round colour, wildflower meadows and a functioning vegetable garden with a greenhouse.

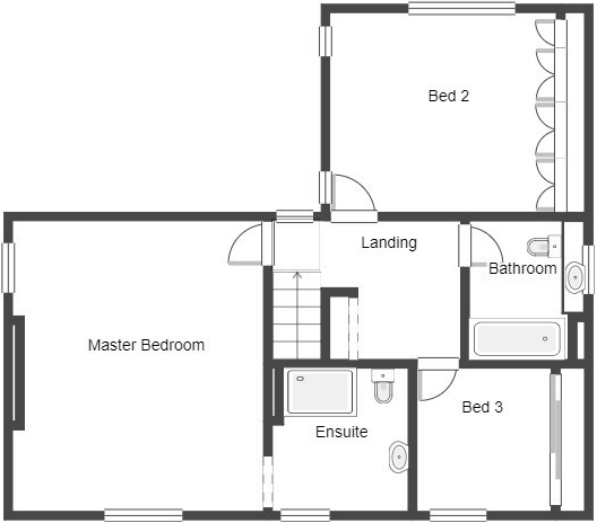
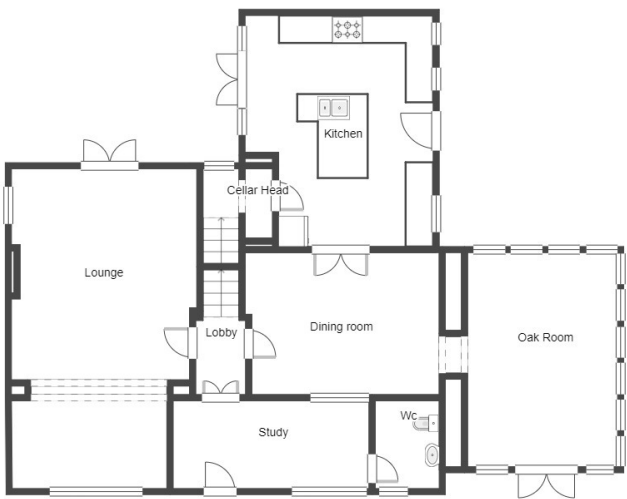
Offering very spacious living space. The house has a large lounge complete with a wood burning stove, and additional front seating area. There is a generous dining room, and an attractive modern kitchen which has an island unit and granite worktops. In addition, there is a useful ground floor study and cloakroom/wc.

The real show-stopper of the ground floor is the oak room, which has a high ceiling, and French windows leading out onto the garden.

The first floor has a landing with bookshelves which leads to two very large double bedrooms, each having fitted wardrobes. The master bedroom has a spacious en-suite shower room. There is also a third bedroom which has fitted wardrobes to one wall, and a family bathroom/wc with a modern white suite.



- Individual, detached country house
- Magnificent views
- Greenbelt setting. Standing in around an acre
- Fabulous oak room. Spacious Lounge. Dining Room & Study
- Attractive fitted kitchen with an island unit. Opens onto a lovely rear patio
- Extensive outdoor areas, driveway and garage
- Three bedrooms with fitted wardrobes. Family bathroom and en-suite
- Gorgeous setting between Honley, Meltham and Netherthong



Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(82+)	A			
(61-81)	B			
(49-60)	C			72
(35-48)	D			
(29-54)	E			
(21-38)	F			
(1-20)	G		23	
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	