





£30,000 DISCOUNT AVAILABLE FOR A SALE AGREED PRIOR TO 31ST JANUARY 2024.

On the edge of Honley, Gynn Lane is a delightful road with mixed executive housing, with some of the area's most prestigious houses, and access to local scenic walks, the local playing fields and a wide variety of amenities and places to eat out and socialise in Honley village.

The house itself is a spacious well proportioned home with generous ground floor living space, and four well proportioned bedrooms on the first floor.

The house has double glazing and a gas central heating system as well as an alarm system.

Briefly comprising:

Ground Floor: Entrance Porch, Cloaks/Wc, Home Office/Study, Reception Hall, Large Lounge, Dining Room, Large Sitting Room overlooking the rear garden, Fitted Dining Kitchen including granite worktops, appliances to include a dishwasher and fridge freezer as well as a range oven with hood. There is a separate Utility Room with access to the rear garden.

First Floor: Pleasant central Landing, Four double bedrooms, En-Suite and walk-in wardrobe to the main bedroom and a Family Bathroom/wc with a shower over the bath.

The exterior is designed for ease of maintenance with a garden that has alfresco dining spaces with flower and shrub beds at the rear. The frontage is mostly a large driveway accessed via electric gates, with shrub and tree borders, and a large double garage with a remote control garage door.

In all this is a most appealing house which is suited to those looking to establish a comfortable home for the coming years.

The village of Honley really does have something for everyone. With its unique community spirit and business association there are year-round activities, sports and social clubs, places of worship, lots of independent businesses, and places to dine as well as public services and amenities.

Commuters enjoy excellent road links with Honley being 24 miles from Leeds, Manchester and Sheffield, and the local railway station which is within walking distance connects to Huddersfield and Sheffield.

The Essentials: Mains services are available. The property is Freehold. The Council Tax Band is F

- Executive detached house
- Popular and convenient semi rural locale
- Lounge, Dining Room, 2nd Sitting Room, Dining Kitchen & Study
- Four Double Bedrooms, Family Bathroom & En-suite
- Electric gated driveway and double garage with remote control door
- Manageable rear garden, ideal for dining outdoors
- Lots of parking on the driveway
- A spacious stone built house in a sought after village
- Gas central heating and double glazing
- View our 3D Virtual Reality Tour and Video on Belong's own website

