



6 Woodroyd Avenue, Honley, Holmfirth,  
HD9 6LG

belong   
*by James White*

£260,000 Freehold





Of interest to those seeking a detached house, but only requiring two bedrooms, this domner style property offers easy to move into accommodation that is well worth a personal inspection.

Having a lovely lawned garden with an open aspect to the front, a driveway and single garage at the side, and an enclosed paved garden with flowerbeds, which is perfect for alfresco dining at the rear.

The house offers well proportioned accommodation and briefly comprises:-

Entrance Hall at the side which is open plan to the dining kitchen which in tum opens into the conservatory at the rear. There is a ground floor shower room/wc, and a spacious lounge with a feature electric fire.

On the first floor is a small landing, and two double bedrooms.

Off Hall Ing Lane, the property has similar style neighbours in a locale of exceptional homes, ranging from smaller family homes to multi-million pound dwellings. With local scenic walks and countryside on the doorstep, the house is also within walking distance of Honley High School and Honley Train Station that connects to Huddersfield and Sheffield.

The village itself is a much sought after place, with a variety of places to eat out and socialise, places of worship, local independent stores and businesses, sports and social clubs, a wide variety of amenities and schooling for children of all ages. Honley has something for everyone.

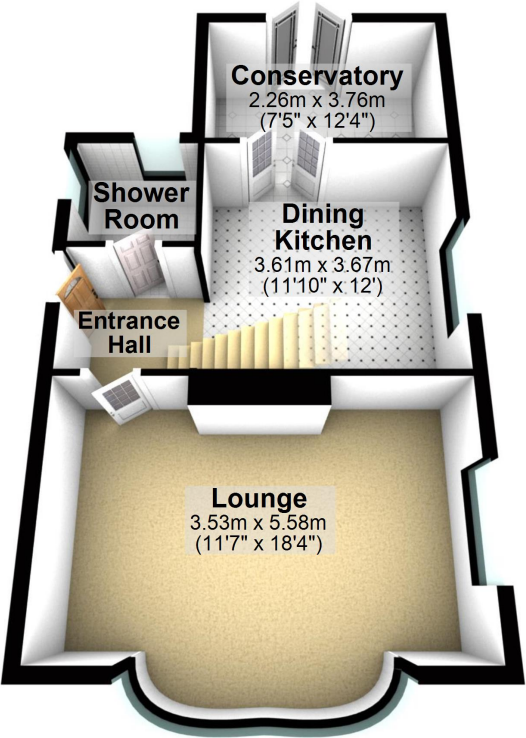
An early viewing is highly recommended.

The essentials: Mains services are available. Council Tax Band is C. The property is Freehold. The property is not adapted for disabled living, and is not in a flood risk area

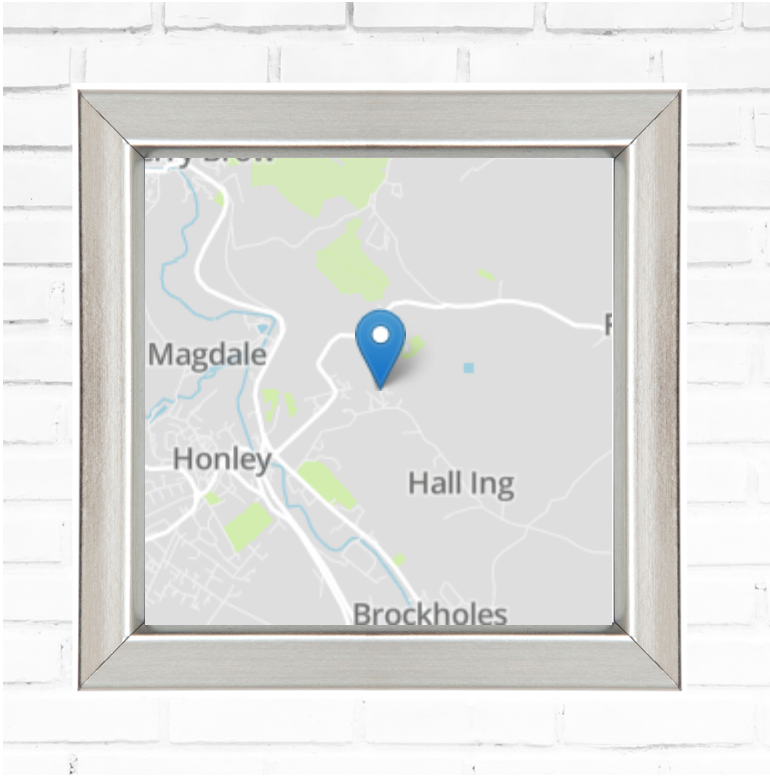
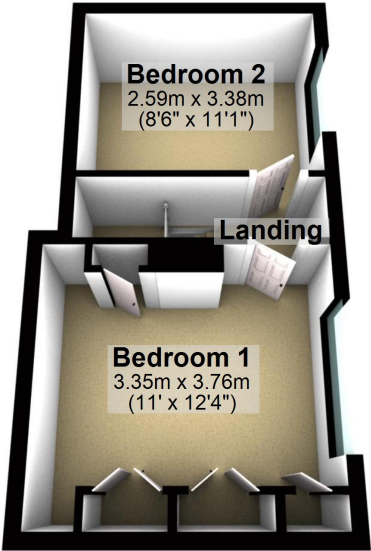
- Detached house in a cul-de-sac setting
- Close to local scenic walks and countryside
- Well placed for Honley station and high school
- Long driveway and a single garage
- Gas central heating system and double glazing
- Dining kitchen which opens to a conservatory
- Two bedrooms, shower room, and large lounge
- Viewing is highly recommended
- View our 3D Virtual Reality Tour and Video on Belong's own website



Ground Floor



First Floor



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) A                                  |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 76                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 42      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |





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[www.wherewebelong.co.uk](http://www.wherewebelong.co.uk)

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