



25 Brownroyd Road, Honley, Holmfirth,
HD9 6HN

belong 
by James White

£380,000 Freehold



- 3 double bedroom detached house overlooking local fields
- Head of cul-de-sac position, in a much sought after area
- Well placed for local country walks & scenery
- Impressive combined living dining room
- Several car driveway and detached single garage, with potting shed attached
- Modern bathroom/wc, and ground floor w.c.
- Fitted kitchen and rear entrance lead out to the rear decking
- Sunny rear aspect - ideal for alfresco dining
- Double glazing and a gas central heating system
- View our 360° Virtual Reality Viewer and Video Tour on Belong's own website

A well proportioned three bedroom detached family home, at the head of a sought after cul-de-sac setting, backing onto local countryside.

Standing in established lawned gardens, the property enjoys a sunny rear aspect, and has a decked area which is perfect for alfresco dining.

Honley is an excellent village. It has schooling for children of all ages, a wide variety of shops and independent businesses, lots of places to eat out and socialise, and some lovely local walks and scenery including Honley Woods and Magdale.

There really is something for everyone. There are sports and social clubs, places of worship, and even a local library.

Business travellers will appreciate the road networks, as Honley is around 24 miles from Leeds, Manchester and Sheffield. There is also a local railway station connecting to Huddersfield and Sheffield. Huddersfield and Holmfirth are around 15 minutes away by car.

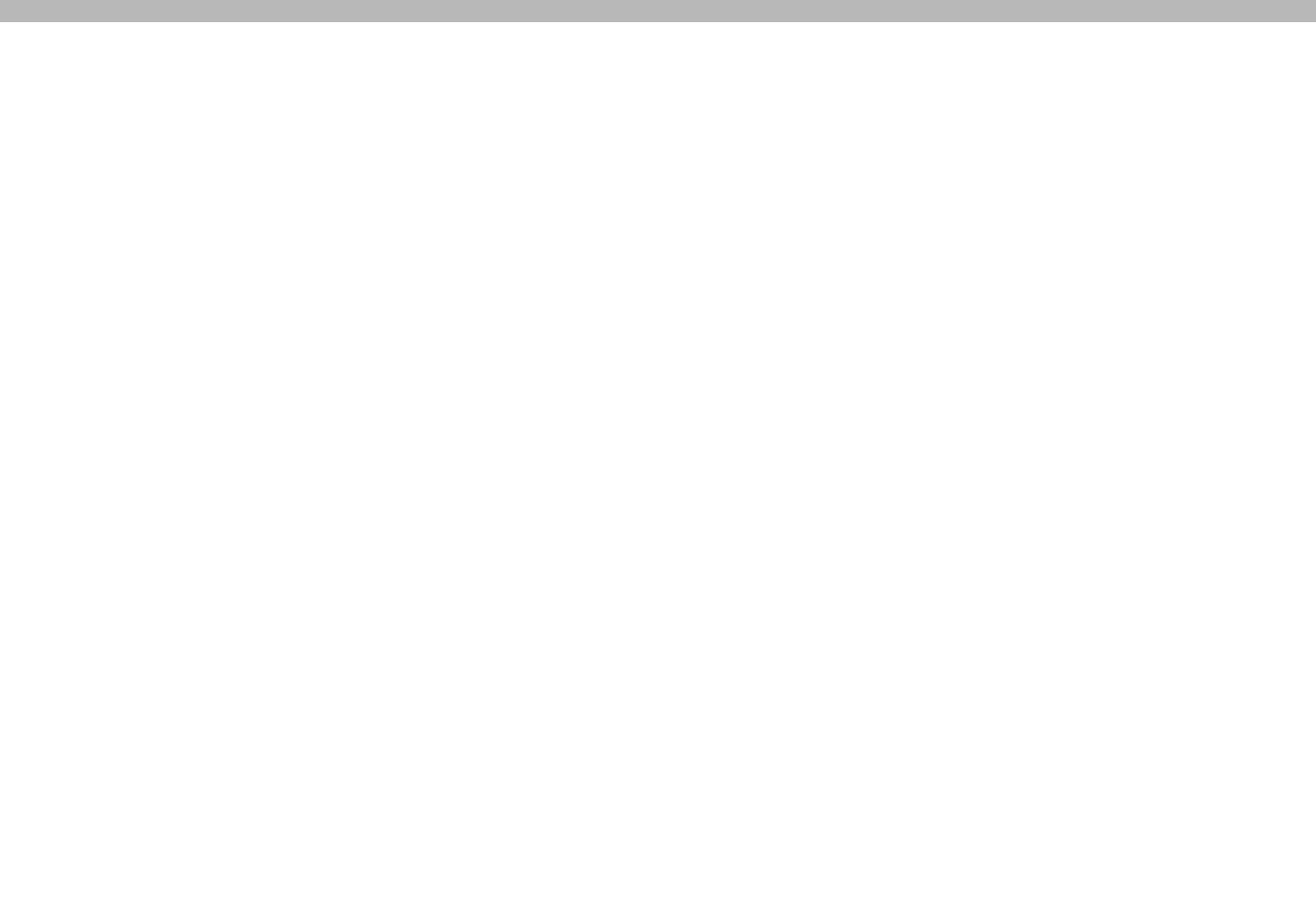
The house has a gas central heating system and double glazing and briefly comprises:-

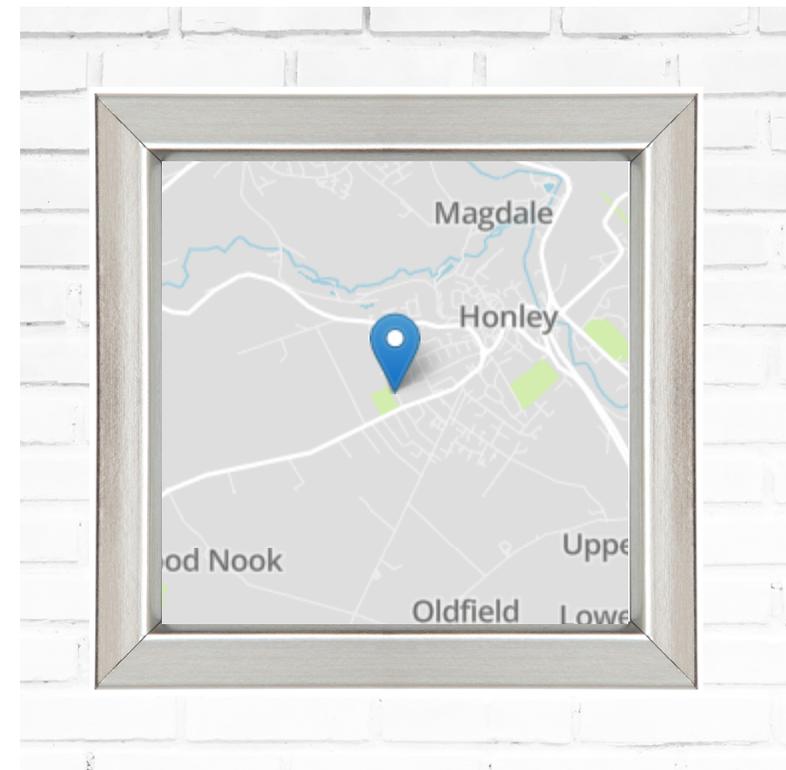
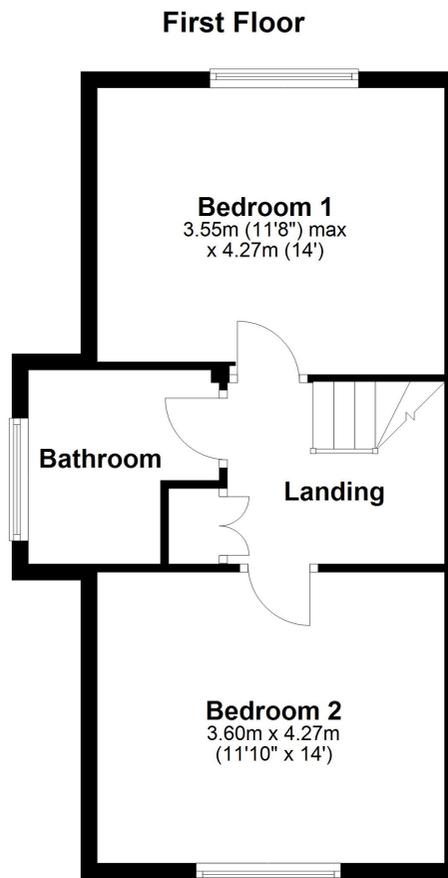
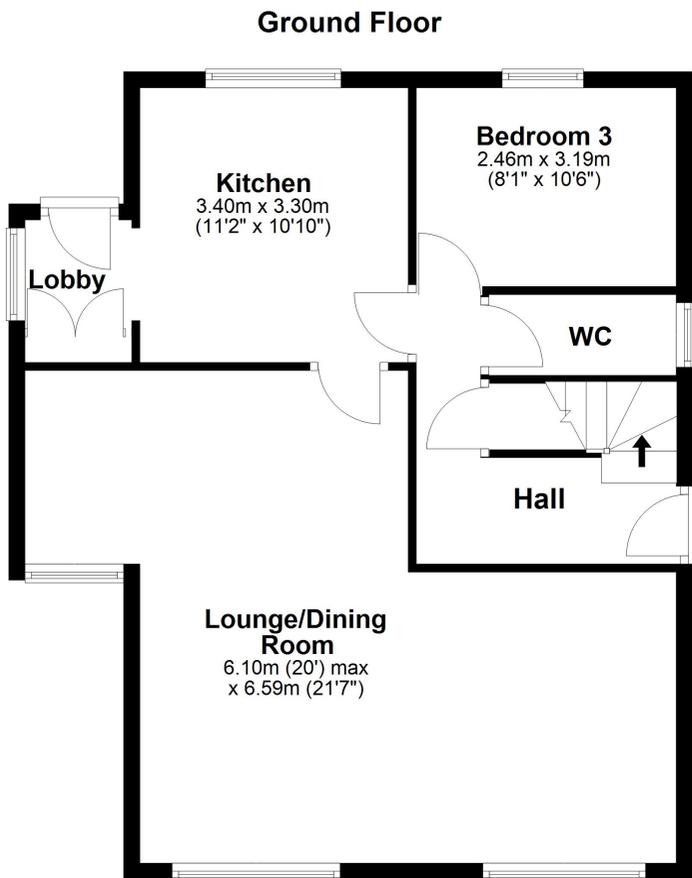
Side entrance hall with stairs to the first floor, storage and a ground floor wc.. Bedroom 3 is on the ground floor and overlooks the rear garden.

A fitted kitchen with breakfast bar also looks onto the rear of the property, and has a rear entrance vestibule with storage. Wander out onto the rear decking, which is ideal for barbecues and relaxation.

The house boasts a large open plan living dining room, with windows to the front and side, allowing for lots of natural light. An excellent space for families and entertaining.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

