



## Wells House, 3-5 Southgate, Honley

This impressive ashlar stone fronted townhouse occupies a pleasant and convenient location in the heart of Honley, close to all its extensive amenities. It has been much improved by our clients in recent times and features spacious and flexible accommodation which extends over 4 floors. It comprises: entrance hall, lounge, dining kitchen, landing, 3 first floor double bedrooms, bathroom, wc, a large unconverted attic space and a large basement area which features a laundry room, studio room, cellars and wc. Externally, the property enjoys access via the archway to the side and has a cottage garden area within the courtyard at the rear.

### Holmfirth

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### Slaithwaite

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**Accommodation:**

**GROUND FLOOR**

**Entrance Porch**

With wooden entrance door and door into the lounge.



**Lounge**

With tall window to the front, chimney breast with feature fireplace and flame effect fire, built in cupboard to one side, laminated wood flooring, further window to the side and central heating radiator.

**14'3" x 13'11" (15'6" overall)**

**Lobby**

With side entrance door, stairs to the first floor and central heating radiator.



### Dining Kitchen

13'10" x 9'9"

Fitted with a good range of modern base units and wall cupboards with wooden worksurfaces, ceramic sink unit with mixer tap, free standing range style cooker with extractor over, plumbing for dishwasher, central heating boiler, windows to the side and rear, tall wall mounted radiator and stairs leading down to the basement level.

### BASEMENT

This lower level of the property can be accessed via stairs from the kitchen, or a door from the sunken area of the rear courtyard. This floor is believed to have been previously occupied as a small under dwelling, but is now incorporated into the main house.



**Laundry Room** **12'10" x 9'3"**  
With window and door to the rear, plumbing for washing machine.



**Studio** **13' x 12'**  
Used by our clients as a Yoga studio but offering many possibilities. With feature stone chimney breast, window to the front and radiator.

**Cellar 1** **9'8" x 4'9"**  
Located off the studio.

**Cellar 2** **8'6" x 8'1"**  
With vaulted ceiling.

**WC** **5'11" x 5'5"**  
With low flush wc.

## FIRST FLOOR



**Landing**  
With built in cupboard and staircase leading to the attic space.



**Bedroom 1** **14'2" x 10'2" (13'11" max)**  
A double bedroom with 2 windows to the front, wooden floorboards, built in cupboard, chimney breast with cast iron fireplace, central heating radiator.



**Bedroom 2** **11' x 8'9"**  
 A double bedroom with window to the rear and central heating radiator.



**Bathroom** **8'9" x 5'9"**  
 With modern 3 piece suite in white comprising low flush wc, vanity washbasin and bath with shower over, 2 heated towel rails, partly tiled wall and window to the rear.



**Bedroom 3** **8'10" x 10'10" (12'5" max)**  
 Another double bedroom with window to the front and central heating radiator.



**Separate WC** **6'10" x 4'8"**  
 With washbasin and wc within a combined vanity unit, obscure glazed window to the side.



**Bathroom**

## SECOND FLOOR

**Attic Room** **13'2" x 8'3" (18'9" into eaves)**  
 A large attic room with exposed timbers to the angled ceiling, velux rooflights to the front and rear.

**Store** **8'9" x 5'9"**  
 With restricted head height.

**Additional Room** **11'2" x 8'9" approx.**  
 A further room which is located above bedroom 2 which offers further potential to be incorporated into the accommodation by creating a doorway through – subject to the necessary consents being approved.

OUTSIDE



Outside Front



### **OUTSIDE**

The property is accessed via wrought iron gates set within the archway – this leads to the rear garden via the courtyard area. There is a pleasant cottage garden at the rear of the house.

### **Note**

The property is located within the village conservation area.

### **Parking**

There is no allocated parking with the property but on street parking is available nearby along with the public car park across the road.

### **Additional Information**

The property is Freehold; Energy rating 59 (Band D); Council tax band C.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

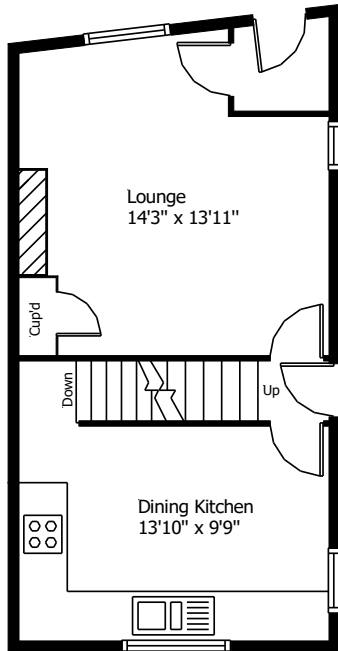
### **Viewing**

By appointment with Wm Sykes & Son.

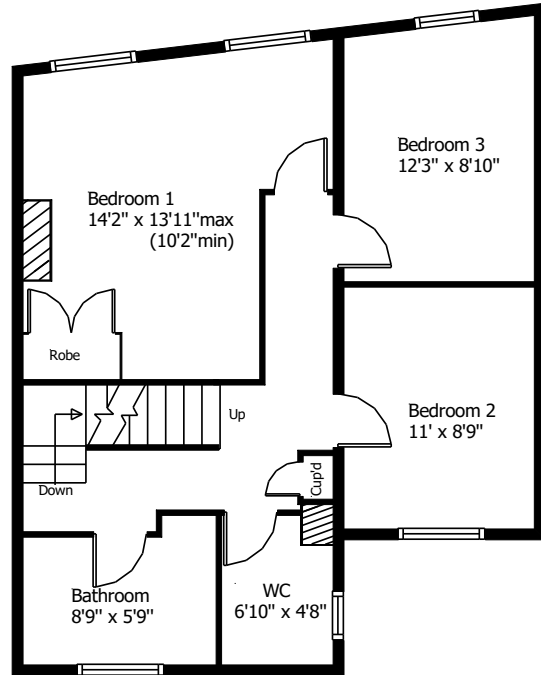
### **Location**

Head into the centre of Honley on Eastgate, then turn left onto Southgate. The property will be found on the left hand side.

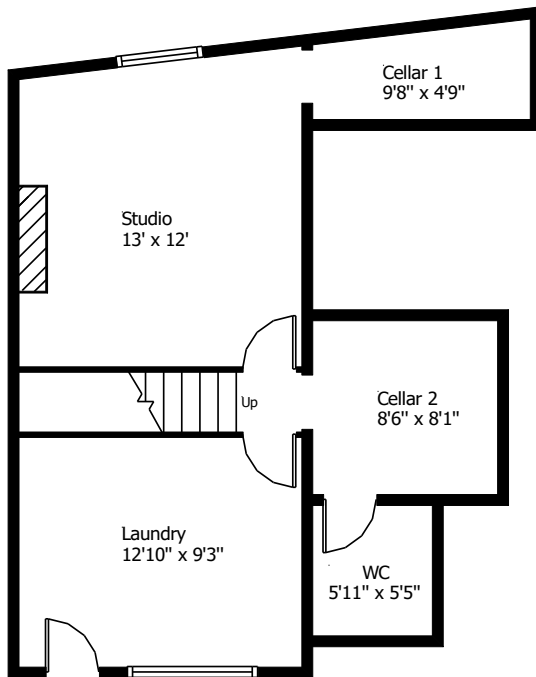
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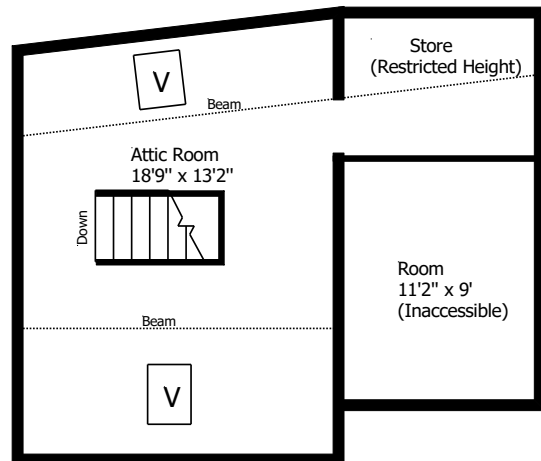
Ground Floor



First Floor



Lower Ground Floor



Second Floor

This floor plan is for illustrative purposes only and may not be to scale. The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only. No responsibility can be accepted in respect of this information by "Plan-it Design"

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