



24 Butt Lane, Hepworth

Three-bedroom semi-detached property offered for sale with no upper chain in this hugely popular village and location, with lots of scope to turn this into a modern family home. With a long block set driveway offering off-road parking for a number of vehicles and a single detached garage as well as gardens to the front and rear and a greenhouse. The accommodation benefits from a conservatory to the rear and briefly comprises: entrance hall, lounge, dining room, conservatory, kitchen, first floor landing, three bedrooms and bathroom. Early viewing is highly recommended to secure a home in Hepworth.

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Accommodation

GROUND FLOOR



Entrance Hallway

Access is gained via a double-glazed front door with double-glazed windows to the left and the right. Here stairs rise to the first-floor landing, there is a central heating radiator and doors lead off. There is a useful under stairs storage cupboard, which also has a double-glazed window.



Lounge



Lounge 12' 11" x 12' 11" max

The lounge has a built-in living flame effect gas fire set upon a raised conglomerate marble hearth and back cloth with stone surround and similar low-level-built-in units to the left and the right-hand side of the chimney breast. The room has a double-glazed window giving views to the property's front garden and there is a central heating radiator.



Dining Room 10' 11" x 10'

The dining room has double-glazed sliding patio doors which give access to the property's conservatory. The room has a central heating radiator.



Conservatory

9' 11" x 7' 5"

The conservatory is glazed to 3 sides with large opening windows and glazed French doors allowing views and access to the property's rear garden.



Kitchen

8' 11" x 7' 10"

The kitchen has units to the high and low level with a stainless-steel sink unit, plumbing for an automatic washing machine and the kitchen is home to the property's gas fired central heating boiler. The kitchen has a central heating radiator and double-glazed window allowing views to the property's rear garden.

FIRST FLOOR

Landing

The landing is home to the property's loft access point; there is a double-glazed window to the side and doors lead off.



Bedroom 1

12' 11" x 12' 11" max including robes

Located to the front of the property with a double-glazed window, bank of in-built wardrobes and central heating radiator.



Bedroom 2

10' 11" x 10' max including robes

To the rear of the property, there are some built-in wardrobes, central heating radiator and a double-glazed window offering view over the property's rear garden and far-reaching views beyond over neighbouring rooftops.



Bedroom 3 8' 11" x 7' 10"

Again, located to the rear of the property, the bedroom has a central heating radiator and double-glazed window offering views similar to that of the second bedroom.



House Bathroom 9' 11" x 6'

Comprising of a three-piece suite including a low-level flush WC, pedestal hand wash basin and bath with electric shower over. The room has a central heating radiator, is fully tiled to all walls in the main and an obscure double-glazed window. Here there is useful over stairs storage.



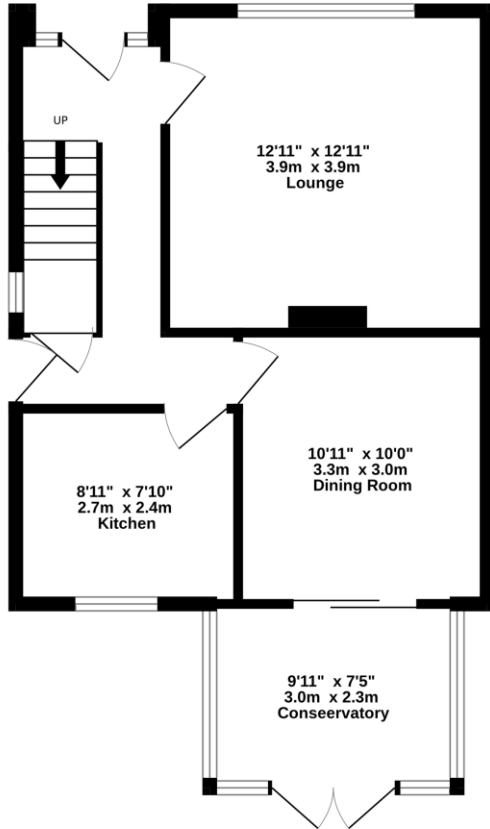
OUTSIDE

The property has a particularly long block set drive offering off-road parking for a number of vehicles. The front garden in the main is laid to lawn with some established planting. The property's rear garden is enclosed with fenced boundaries. There is a lawned area, greenhouse set upon a paved platform, further paved areas to the side and rear of the conservatory offer outside seating space and the pathway continues to the side of the garage through to the greenhouse and the area behind the garage. The single detached garage has an up and over door and a single glazed side window. Externally to the rear there is external lighting and an outside tap.

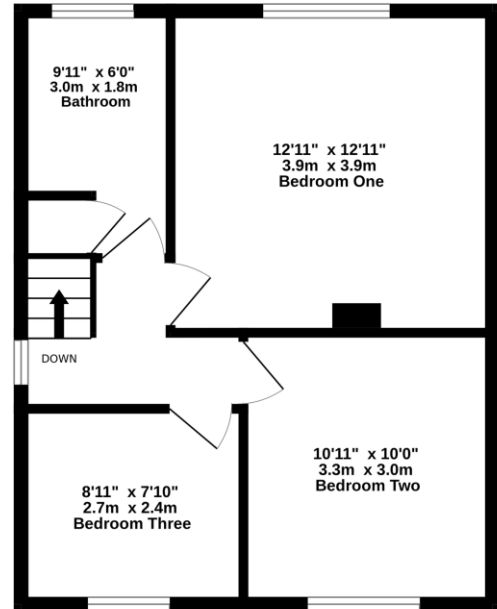


Outside Front

GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional Information

The property is Freehold; Energy rating 65 (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.

Directions

Leave Holmfirth centre taking South Lane and continue. South Lane becomes Cinderhills Road and then Sandy Gate and at the crossroads in Scholes go straight ahead onto Chapelgate. Follow this road until you reach Hepworth village and proceed down Butt Lane. The property is on the right.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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