



## 1 Bradshaw Drive, Honley

A generous sized four-bedroom stone-built end terrace family home located in the much-admired village of Honley. A corner plot with gardens to three sides as well as a detached garage, greenhouse and shed. The property has double-glazing and gas fired central heating but would benefit from some updating work. The accommodation briefly comprises: entrance hallway, lounge, dining room, breakfast kitchen, first floor landing, four bedrooms and bathroom, with many and varied village local amenities nearby and positioned in a highly regarded school catchment area. Four-bedroom accommodation houses of this type rarely come to the market, and we would recommend early viewing.

### Holmfirth

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## Accommodation

### GROUND FLOOR



#### Entrance Hallway

Access is gained through a double-glazed door, and the entrance hallway has a staircase rising to the first-floor landing. There is a central heating radiator and doors lead off.



#### Lounge 14' 5" x 10' 5" max

The lounge has a double-glazed window giving views over the property's front garden. There is a gas fire set within a period style surround set up on a raised tiled hearth.



#### Dining Room/Living Room

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15' 7" x 13' 7" max

The room is located to the rear of the property; it has a living flame affect gas fire set within a period style surround and sat on a raised hearth. The dining room has a double-glazed window allowing a rear aspect view and central heating radiator. The room offers alternatives uses.



#### Breakfast Kitchen

12' 1" x 9' 11"

The breakfast kitchen has units to the high and low level with a one and a half bowl sink unit with mixer tap over, there is plumbing for an automatic washing machine and an electric cooker point with an extractor hood over. From the breakfast kitchen there is a double-glazed external access door giving access to the side of the property and a good size useful under stairs storage cupboard. There are three double-glazed windows giving a dual aspect.

## FIRST FLOOR



### Landing

The landing has a double-glazed window, loft access point and doors lead off.



### Bedroom 3

10' 6" x 9' 11"

Located to the rear with double-glazed windows to the side and the rear and a central heating radiator.



### Bedroom 1

12' 2" x 10' 4" max

Located to the front of the property with a double-glazed window and central heating radiator.

### Bedroom 4

10' 11 x 10' 6"

The smallest of the bedrooms but still a double bedroom. The room has a double-glazed window, central heating radiator and is home to the property's gas fired central heating boiler.



### Bathroom

6' x 5' 10"

Comprising of a low-level flush WC and pedestal, wash basin and wet room style shower. The bathroom has tiling to ceiling height and suitable venting for the fitting of an extractor fan.



### Bedroom 2

12' 2" x 10' 7" max

Another double bedroom with a double-glazed window, central heating radiator and bulkhead storage shelf.



## OUTSIDE

As a corner plot the property sits within particularly generous gardens. To the front the garden is mainly laid to lawn with established hedge boundaries and fencing to the side. It is predominantly laid to concrete at the side of the house. There is a storage shed and greenhouse and the established planting continues to the rear, where there is a large storage shed and detached single garage. There is outside lighting, water tap and the drive gives access to the property's garage. Due to the hard-standing there is potential to park a number of cars off road.

### Additional Information

The property is Freehold; Energy rating 57 (Band D); Council tax band A.

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.

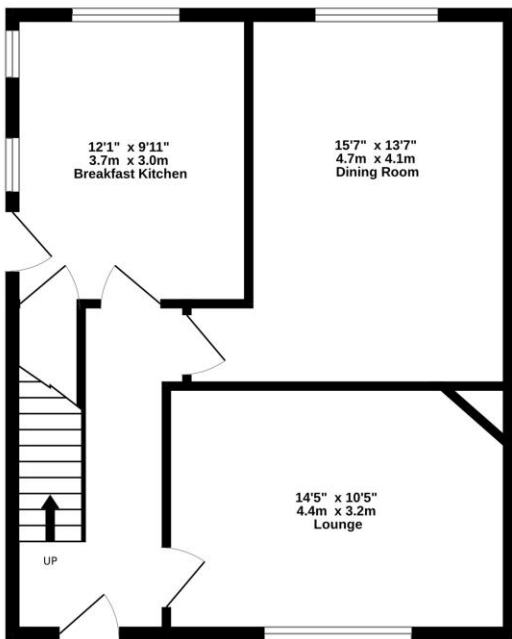
### Viewing

By appointment with Wm. Sykes & Son.

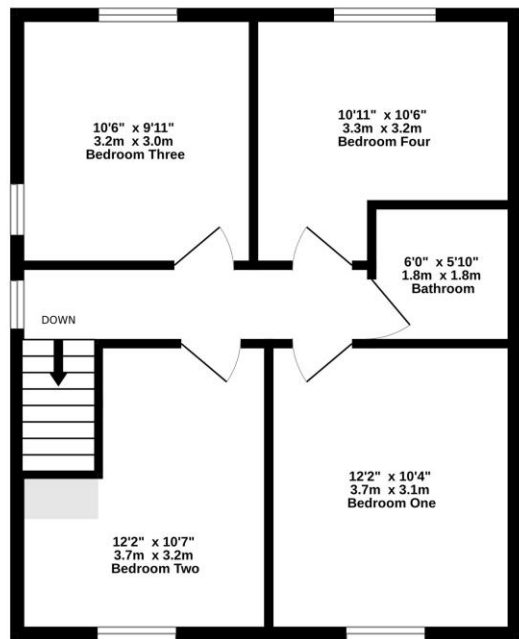
### Directions

From Honley village centre proceed to the roundabout and take the first left onto Moor Bottom which becomes Meltham Road. Passing Taylors Food Store take the third left onto Bradshaw Avenue and no. 1 Bradshaw Drive is on the left and fronts onto Bradshaw Drive.

GROUND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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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