



1 Lea Rise, Honley

Enjoying a pleasant position on this popular cul-de-sac, this detached true bungalow is perfect for a downsizer or buyer looking for single storey living. The accommodation comprises: entrance hall lounge, dining area, kitchen, 2 bedrooms and shower room. It has the benefit of a gas central heating system, uPVC double glazing and attractive fittings. Externally, there is a garden area to the front, driveway to the side leading to a detached single garage and a further enclosed garden to the rear.

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Accommodation:



Entrance Hall

A spacious hallway with side entrance door, built in cupboards and radiator.



Lounge

16'1" x 11'9"

Having a bow window to the front, further high level window to the side, feature electric fireplace and radiator.



Dining Room 9'8" x 6'9"

Open to the living area, having a window to the front, radiator and door to the adjacent kitchen.



Kitchen 9'8" x 9'

With a range of fitted base units with laminated worksurfaces, stainless steel sink with mixer tap, plumbing for washing machine, free standing cooker with gas hob, central heating boiler and window to the side.



Bedroom 1 9'7" x 12'7" into wardrobe

A double bedroom with window to the rear, bank of fitted wardrobes with sliding doors and radiator.



Bedroom 2 10'7" x 9'2"

Another double bedroom with window to the rear and radiator.



Shower Room 7'6" x 6'5"

With modern suite comprising a walk in shower, low flush wc and pedestal washbasin in white, obscure glazed window to the side and heated towel rail.



OUTSIDE

To the front of the house is a well stocked garden area with a tarmac driveway at the side leading down to the detached single garage.



Rear Garden

The rear garden features a lawn, patio area and sheltered seating area.

Additional Information

The property is Freehold; Energy rating 65 (Band D); Council tax band D.

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

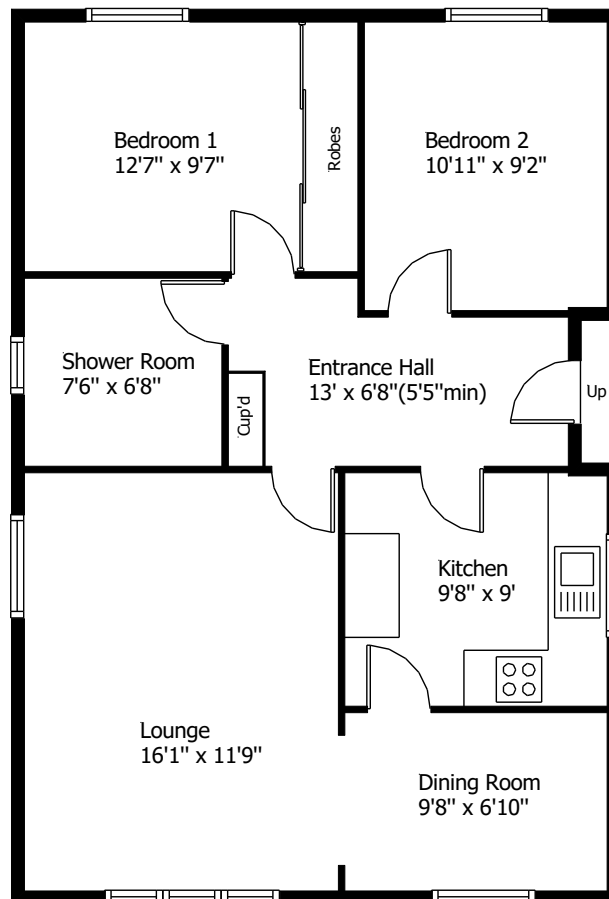
Viewing

By appointment with Wm Sykes & Son.

Location

From the centre of Honley proceed up Westgate to the roundabout and turn left on Moorbottom. Take the second turning on the left onto Bradshaw Road and turn immediately left after the Foresters public house onto Stony Lane. Continue on Stony Lane, then right onto Springfield Avenue. Lea Rise is a small cul-de-sac on the left.

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