



3 Stonefleece Court, Honley

Rarely do true bungalows of this size and plot come to the market and no. 3 at Stonefleece Court comes highly recommended. Located in the highly regarded village of Honley is this generous bungalow, well maintained throughout and with impressive wraparound gardens, parking, drive and single attached garage. The accommodation briefly comprises: entrance hallway with storage, lounge, dining room, kitchen, two double bedrooms, en-suite and house bathroom. Offered for sale with no upper chain, double glazing, central heating, alarm system and electric garage door. Internal inspection is a must to fully appreciate the size and standard of the accommodation on offer.

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Accommodation



Entrance Hallway

Access is gained via a double-glazed external access door with side window. There is a central heating radiator, and the hallway is home to the property's loft access point. Here there is a good size useful storage cupboard.



Lounge



Lounge

13' 1" x 12' 3"

The lounge has a flame effect electric fire set within a period style surround, the room has a central heating radiator, double-glazed bow window to the front aspect and an open archway gives access to the property's dining room.



Dining Room

10' 6" x 9' 1"

Enjoying particularly pleasant far reaching views courtesy of the patio doors. The dining room has a central heating radiator and access is gained to the property's kitchen.



Kitchen **9' 3" x 9' 1"**

Here there are units to the high and low level with a one and half bowl stainless steel sink unit with mixer tap over. There is plumbing for an automatic washing machine and slimline dishwasher, an integral electric oven and gas hob with filtration hood over, appropriate tiled splashback and central heating radiator. The kitchen is home to the property's gas fired central heating boiler.



Bedroom 1 **11' 4" x 11' 1" max**

This double bedroom has an array of built-in wardrobes and over bed cabinets as well as bedside cabinets. There is a central heating radiator, double-glazed window and access gained through to the bedroom's en-suite



En-Suite **5' 8" x 5' 6"**

Comprising of a three-piece suite in white including low-level flush WC, vanity hand wash basin and curve fronted walk-in shower cubicle. The en-suite is tiled in the main to half height and ceiling height around the shower area. There are inset spotlights to the ceiling, obscure double-glazed window, extractor fan and a towel rail style radiator.



Bedroom 2 10' 3" x 9' 11" max

Located to the rear of the property, with a bank of inbuilt wardrobes this double bedroom offers a pleasant rear garden outlook and with views beyond. The room has a double-glazed window and central heating radiator.



Bathroom 7' 4" x 5' 7"

Comprising of a three-piece suite including low-level flush WC, vanity hand wash basin and bath with shower over. The bathroom has an extractor fan, appropriate tile splashback and an obscure double-glazed window.

OUTSIDE



Front Garden

To the front, the property has a hardstanding area for the parking of one vehicle and a tarmac drive to the front offering additional parking. Here access is gained to the property's single attached garage, which has an electric up and over door and power and lighting. The front and side garden is mostly laid to lawn, with established planting and fence and hedge boundaries. To the side there is a paved area which is home to the property's garden shed and compost bin. Steps drop down to the property's rear garden.



Rear Garden

The rear garden is particularly impressive and well-maintained with a high degree of established planting. Paved steps descend to a further patio area suitable for outside sitting and entertaining space. There is a raised planter, water butt, external lighting and the garden can only be fully appreciated by viewing the property.

Additional Information

The property is Freehold; Energy rating 66 (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.

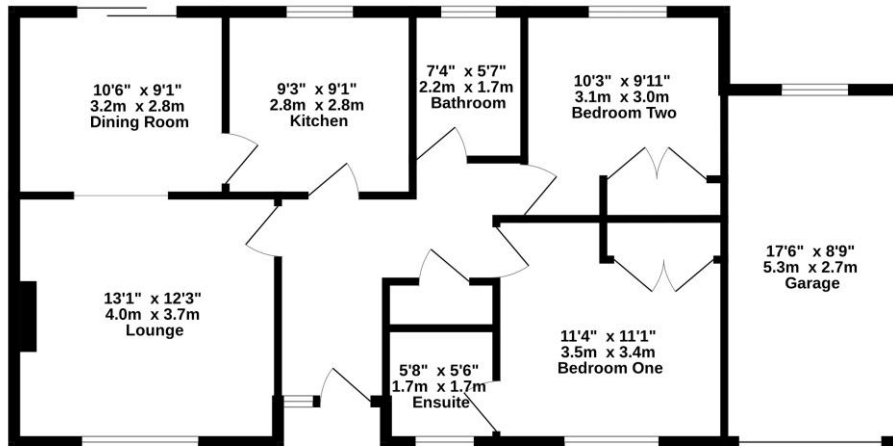
Viewing

By appointment with Wm. Sykes & Son.



Views

GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA - 891 sq.ft. (82.8 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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Directions

From Honley village centre at the roundabout take the first left onto Moor Bottom which becomes Meltham Road. Turn left onto Bradshaw Road and left onto Long Lane. Stonefleece Court is on the left.

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