



27 Broadacres, Honley

Enjoying a choice plot on the edge of this popular development backing onto fields, this superb stone built detached property must be viewed internally. It offers well designed accommodation over 2 floors, perfect for a family or perhaps downsizers who need space for visitors. This comprises: entrance hall, lounge, open plan dining kitchen and garden room, downstairs wc, landing, 4 double bedrooms, 2 en-suites and house bathroom. It benefits from uPVC double glazing, gas central heating and modern fittings. Externally, there is block paved parking for 3 vehicles in front and access to the integral garage. At the rear is a pleasant yet easily maintained garden with paved and tiled seating areas, lawn and raised borders with views over the field at the rear.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

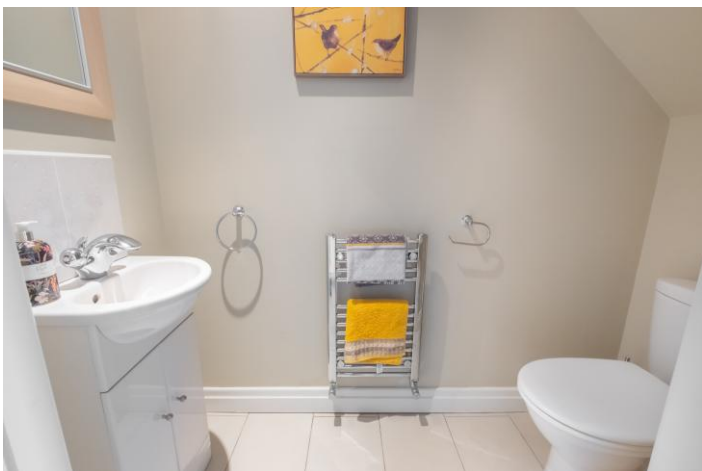
Accommodation:

GROUND FLOOR



Entrance Hall

With front entrance door, tiled floor, spindle staircase to the first floor and column radiator.



Downstairs WC

With low flush wc, vanity washbasin, heated towel rail, tiled floor and inset spotlights to the ceiling.



Lounge

17' x 10' (9'4" min)

A good sized living room with windows to the front enjoying views towards Castle Hill, feature fireplace with living flame effect gas fire, column radiator, inset spotlights to the ceiling and glazed double doors opening to the dining area.

Garage

17'10" x 8'8"

With sectional up and over door to the front, electric light and power supply, utility area with fitted units along the rear wall, plumbing for washing machine and Baxi central heating boiler.



Dining Kitchen

15'5" x 13'4"

Accessed via a door from the hall, the kitchen is open plan to the dining area and garden room. The kitchen area features an excellent range of modern base units and wall cupboards with composite worksurfaces and overhanging breakfast bar, inset 1 1/2 bowl sink with mixer tap, integrated oven and combination microwave, induction hob with extractor over, dishwasher, fridge and a larder unit. There are windows and glazed double doors to the rear garden enjoying the views, further door to the side, generous storage / cloaks cupboard, tiled floor and a tall column radiator.

Dining / Garden Room

23'8" x 10'

Open plan to the kitchen, this generous second living area offers great flexibility to be used in different ways. It features LVT flooring, glazed double doors to the garden and windows on 3 sides, inset spotlights to the ceiling and 2 column radiators.

FIRST FLOOR



Landing

With window to the front enjoying the views, loft access, recessed cupboard over the staircase bulkhead and central heating radiator.

Bedroom 1

12'7" (7'8" min) x 17'2 (8'3" min)

A generous principal bedroom with 2 windows to the rear enjoying the views, 2 built in double wardrobes and column radiator.



Bedroom 1



En-suite

8'3" x 5'9"

A good sized en-suite with low flush wc, wall hung washbasin, walk in shower with overhead and rinse showerheads, partly tiled walls, tiled floor, obscure glazed window to the side, heated towel rail and extractor.



Bedroom 2 11'10" x 10'8" (9'2" min)

A double bedroom with windows to the front enjoying the views, built in double wardrobe and column radiator.



Bedroom 3 12'1" x 8'1" (9'1" max)

Another double bedroom with windows to the front enjoying the views and column radiator.



En-suite 7'1" x 4'11"

With three piece suite comprising low flush wc, pedestal washbasin and shower enclosure, obscure glazed window to the side, part tiled walls, tiled floor and central heating radiator.



Bedroom 4 10'9" x 8'8"

With windows to the rear overlooking fields and central heating radiator.



Bedroom 3



Bathroom 7'11" x 5'7"

With low flush wc, pedestal washbasin, bath with shower over, partly tiled walls, tiled floor, inset spotlights to the ceiling, extractor and central heating radiator.

OUTSIDE



To the front of the house there is block paved driveway parking for 3 cars. A path at the side leads to the rear garden.



Rear Garden



Rear Garden

With paved and tiled seating areas, raised borders, lawn, hot and cold outside taps. The rear garden enjoys a pleasant south westerly aspect and adjoins fields to the rear.



Outside

Additional Information

The property is Freehold; Energy rating 85 (Band B); Council tax band F.

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.

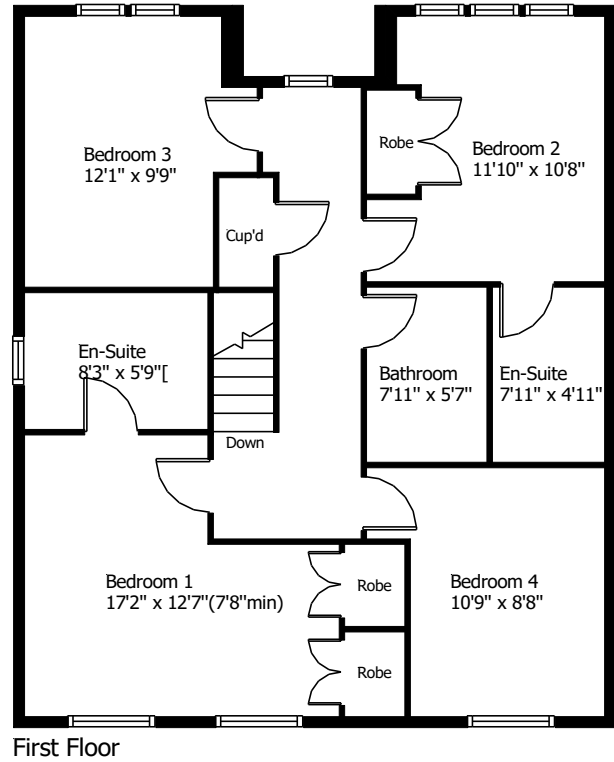
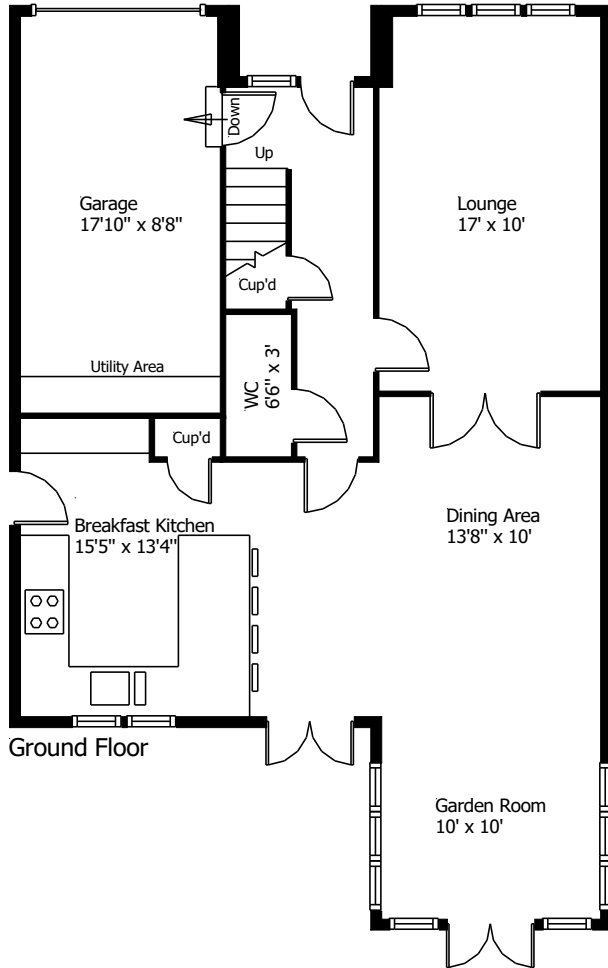
Viewing

By appointment with Wm Sykes & Son.

Location

Head up Bradshaw Road, then turn left onto Long Lane. Broadacres is on the right hand side and the property will be found towards the end of the cul-de-sac.

27 Broadacres, Honley



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"
 © Floor Plan by "Plan-it Design".
 Unauthorised reproduction prohibited.
 planitdesign2017@gmail.com

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.