



52 Honey Head Lane, Honley

A well-appointed and highly recommended four-bedroom detached family home in a cul de sac location, in the much-admired village of Honley. The property has a three-car width block set drive, double glazing, gas fired central heating, energy efficient solar panels, CCTV and a security alarm system. The rear garden has a timber garden room fashioned as a bar by the current owners and further covered area offering outdoor family entertaining space. The accommodation briefly comprises: entrance hall, WC, lounge, living dining kitchen, utility, first floor landing, four double bedrooms, en-suite and house bathroom. Internal inspection is a must to fully appreciate the standard and flexible accommodation on offer in this modern family home. Located just a few minutes' walk from Honley's many and varied local amenities and highly regarded school catchment area.

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 Hallway

Access is gained by a double-glazed door with side obscure glazed panel. The entrance hall has oak flooring which runs through into the dining kitchen area and ground floor WC. There is a central heating radiator, useful under stairs cupboard, stairs rise to the first-floor landing and doors lead off.



WC

4' 4" x 3'

Comprising of a two-piece suite in white including low level flush WC and vanity basin. The room has an inset spotlight to the ceiling, extractor fan and a towel rail central heating radiator.



Lounge

20' 4" x 9' 8" max

The lounge boasts a multi fuel burning stove set up on a raised hearth and set within a sandstone period style surround. The lounge has a central heating radiator, double-glazed windows to the front aspect and twin part glazed doors giving access through to the living dining kitchen.



Living Dining Kitchen

24' 11" x 22' 3" max (L shaped)

This is a particularly impressive L shaped room with living dining space as well as the kitchen. As demonstrated by the photographs, the room offers flexible family space with additional living space, space for dining and a breakfast bar area. The kitchen area has a tiled floor, units to the high and low level with a one and a half bowl stainless steel sink unit with mixer tap over, an integral fridge freezer, dishwasher, oven and hob with filtration hood over. There is kick strip lighting and a wine cooler. The living dining space of this room has the same oak flooring that flows from the entrance hall, but with a tiled area specifically around the kitchen area. There is a central heating radiator, inset spotlight to the ceiling, Velux window in the dining area where there are also double-glazed windows allowing a rear garden aspect and glazed French doors with side windows, giving access through to the rear garden and immediately to the patio.



Utility **8' 10" x 5' 2"**

Here there are units to the high and low level with a stainless-steel sink unit with mixer tap over and plumbing for an automatic washing machine. There is a central heating radiator, the tiled flooring flows through from the kitchen and a double-glazed external access door. There are inset spotlights and extractor fan to the ceiling, and a door gives access through to the property's single integral garage.

FIRST FLOOR



Landing

This good size landing enjoys a front aspect window offering views of Honley and beyond, there is a central heating radiator, inset spotlights to the ceiling and large loft access point with drop-down ladder.



Bedroom 1 **11' 10" x 11' 4" max**

Located to the rear of the property, this double bedroom has a double-glazed window with a rear garden aspect, central heating radiator and built-in wardrobes.



En-suite

8' 10" x 6' 5" max

The en-suite comprises of a three-piece suite in white, including low-level flush WC, vanity hand wash basin and shower cubicle. The en-suite is tiled to ceiling height, has a tiled floor with electric underfloor heating and a towel rail style central heating radiator. There is also an extra extractor fan.



Bedroom 2

13' 1" x 10' 5"

Located to the rear, this good size double bedroom has a central heating radiator and a double-glazed window overlooking the property's rear garden.





Bedroom 3 11' 7" x 9' 9" plus wardrobes
Located to the front and therefore enjoying far reaching views over neighbouring rooftops and beyond, the room has a central heating radiator and built-in wardrobes.



Bedroom 4 12' x 8' 10"
The fourth bedroom is another double and as the photographs show this bedroom is currently used as a home office. The room has timber effect style flooring, central heating radiator and double-glazed windows offering far-reaching view.



House Bathroom 9' 9" x 5' 10"
Comprising of a four-piece suite in white including a low-level flush WC, vanity hand wash basin, bath and separate shower cable. The room has inset spotlights to the ceiling, extractor fan and towel rail style radiator. The room is tiled to ceiling height, has an obscure double-glazed window and electric underfloor heating.



Garage 17' x 8' 10"
The garage is home to the property's gas fire central heating boiler and home to the property's solar panel Solax power battery system of which the vendor can explain to interested buyers. The garage has a single up and over door there is power and lighting.

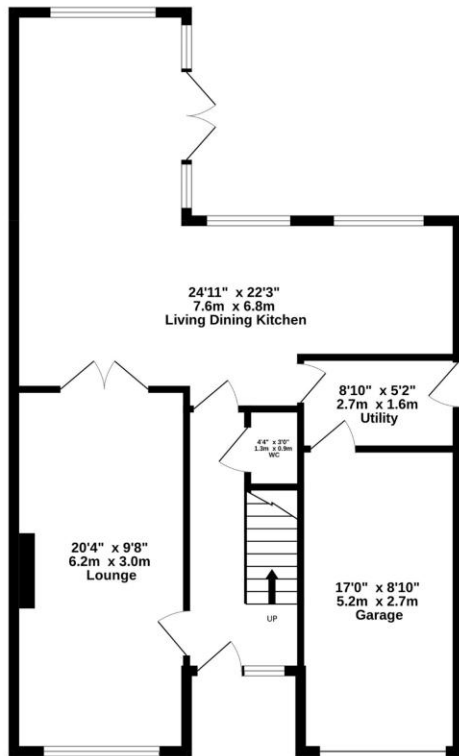
OUTSIDE

To the front of the property there is a block set drive which has been extended to the side and therefore can offer parking for three cars. To the side, a path leads to the side gate and similar to the other side and steps to the front door.

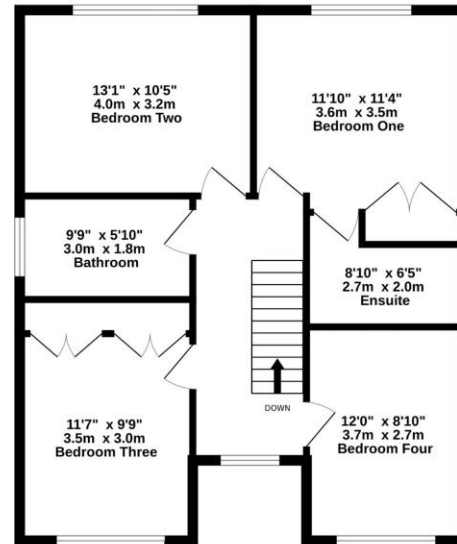


The rear garden has a patio immediately outside the French doors and a side path runs down either side of the property. By the patio, there are hot and cold outside taps, and three steps rise to the lawned area. Here there is established planting and steps through the lawn to the timber outside building, which the owners have converted into a bar area. It has glazed French doors giving access as well as additional side windows which look onto the rear covered area where we understand a hot tub was sited. This area gives great space for barbecue and additional entertaining space. There are also raised sleeper beds with established planting and fenced boundaries to three sides.

GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 1535 sq.ft. (142.6 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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Please Note

For ease of reference the plot opposite no. 52 has plans passed for a detached bungalow. The Kirklees Planning Portal reference is 2024/62/90616/W. This application also refers to a detached house that will front onto Bradshaw Road.

Additional Information

The property is Freehold; Energy rating 74 (Band C); Council tax band E.

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.

Directions

From the roundabout in Honley village centre turn onto Moor Bottom and then left onto Bradshaw Road. Turn left onto Long Lane and then right onto Broadacres and then first right onto Honey Head Lane. Follow the road ahead to the end and turn left. No. 52 is ahead on the right on a small cul de sac.

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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