Wm Sykes & SON EST. 1866

Offers in the region of

£275,000



5 Bradshaw Crescent, Honley

A welcoming family home in the hugely popular village of Honley, with its many and varied local amenities and much-admired school catchment area. This three-bedroom stone-built end terrace is well presented throughout and has a surprisingly large garden to the side as well as a driveway to the front offering off road parking for two cars. The accommodation briefly comprises: entrance vestibule, lounge, dining kitchen, garden room, first floor landing, three bedrooms and bathroom. Alongside the generous gardens this home benefits from a garden room extension, which gives a great addition to family life and embraces the garden space. Early viewing is highly recommended to fully appreciate this appealing family home in a popular location.

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38 Huddersfield Road,
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Slaithwaite
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Accommodation

GROUND FLOOR



Entrance Vestibule

Access is gained via a double-glazed door, where stairs rise to the first-floor landing and a door gives access through to the lounge.



Lounge 12' 11" x 11' 10" max

With a double-glazed window allowing a front aspect, and central heating radiator, this pleasant family room gives access through to the dining kitchen.







Lounge



Dining Kitchen



Dining Kitchen **16' x 10' 4" max**

The kitchen area comprises units to the high and low level with a one and a half bowl stainless steel sink unit with mixed tap over, there is plumbing for an automatic washing machine, integrated electric oven and electric hob with extractor fan over. There are built-in cupboards to the left-hand side of the chimney breast, central heating radiator, a double-glazed window into the garden room, inset spotlights to the ceiling and there is an open area giving access through to an under stairs store and pantry area, which is home to the property's gas fired central heating boiler, fuse board and a further small double-glazed window.



Garden Room **10' 11" x 8' 8"**

This appealing extension to the property offers further options to family life and embraces the garden beyond, courtesy of the double-glazed windows and sliding patio doors. There is also a central heating radiator.

FIRST FLOOR



Landing

The landing has a central heating radiator, double-glazed window to the side, and loft access point.





Bedroom 1 **11' 10" x 9' 10" overall max**

Located to the front of the property, with a bank of built-in wardrobes, central heating radiator and double-glazed window allowing views over the property's front and far-reaching views beyond towards Castle Hill.





Bedroom 2 **10' 4" x 9' 10" max**

Located to the rear of the property, this good-sized bedroom has a double-glazed window offering an outlook over the property's rear garden, and central heating radiator.



Bedroom 3 **8' 10" x 6' 2" max**

The bedroom has a double-glazed window offering views similar to that of bedroom one, a central heating radiator and a bulkhead storage cupboard.



Bathroom **7' 5" x 6' 2" max**

Comprising a three-piece suite in white including low-level flush WC, vanity hand wash basin and bath with shower over. The room has an obscure double-glazed window and towel rail style central heating radiator.

5 Bradshaw Crescent, Honley, Holmfirth, HD9 6EG







OUTSIDE





OUTSIDE

To the front of the property, there is a block set driveway suitable for the off-road parking of two vehicles. The path leads to the front door and a further gravel area; there is established hedging to one side. To the side of the property, a gateway opens to this surprisingly large garden, which is predominantly laid to lawn with hedging and fenced boundaries, good size storage shed and the path continues round to the patio outside the garden room.

Additional Information

The property is Freehold; Energy rating TBC; Council tax band B.

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.

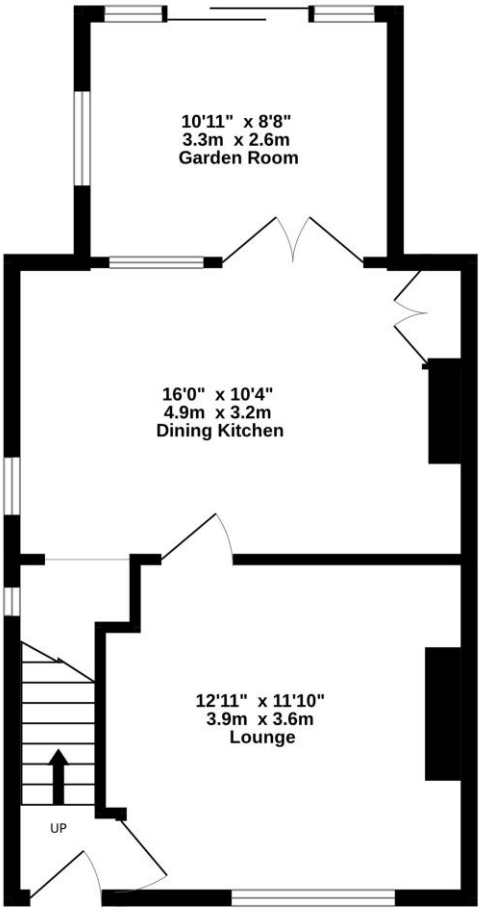
Viewing

By appointment with Wm. Sykes & Son.

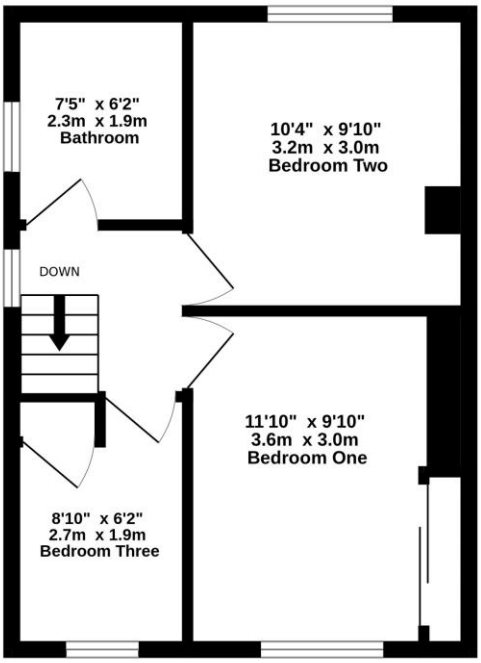
Directions

From the roundabout in Honley centre, procced onto Moor Bottom, which becomes Meltham Road, then turning left up Bradshaw Road. Bradshaw Crescent is a turning on the right. No. 5 is on the left.

GROUND FLOOR
440 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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