



Applegate  
Properties



- Semi detached bungalow
- Two bedrooms
- Garage and gardens
- Popular village location

**Long Lane, Honley, Holmfirth, HD9 6EA**

**Offers in the region of: £230,000**

A well presented two bedroom semi detached bungalow with garage beneath and gardens close to popular Honley village.



## PROPERTY DESCRIPTION

Located in the desirable Honley village, this well-maintained two-bedroom semi-detached bungalow offers a perfect blend of village charm and convenience. Close to excellent shops, restaurants, and amenities, the property features a garage below and is ideal for those seeking a comfortable lifestyle.

The welcoming hallway leads to a functional fitted breakfast kitchen, ideal for culinary activities and morning gatherings. The cozy yet spacious living room, with its feature fireplace, provides a relaxing space for unwinding and entertaining. The bungalow includes two well-sized bedrooms, with the principal bedroom enhanced by fitted wardrobes, adding elegance and storage efficiency. A modern bathroom is equipped with a three-piece white suite, including a shower over the bath and a fitted shower screen.

Outside, neat gardens on three sides offer a peaceful retreat, while the generous rear driveway provides ample parking, leading to an undercroft garage with power, lighting, and additional crawl space for potential development (subject to consents). This property is a delightful choice for those who appreciate the tranquility of bungalow living within a vibrant community.

EPC: D

Tenure: Freehold

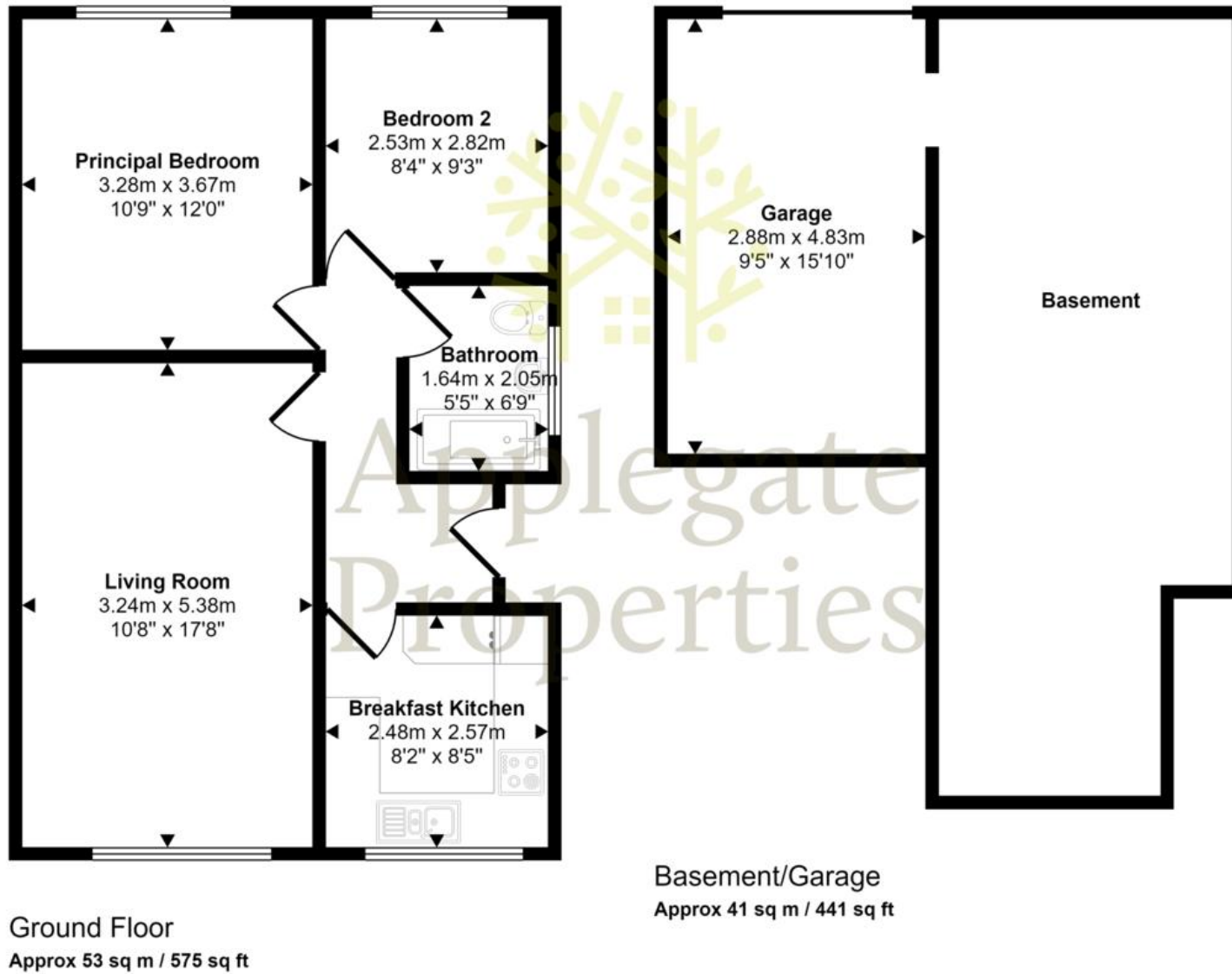
Council Tax: C

**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.





Approx Gross Internal Area  
94 sq m / 1016 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

#### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

#### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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#### Measurements

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#### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED