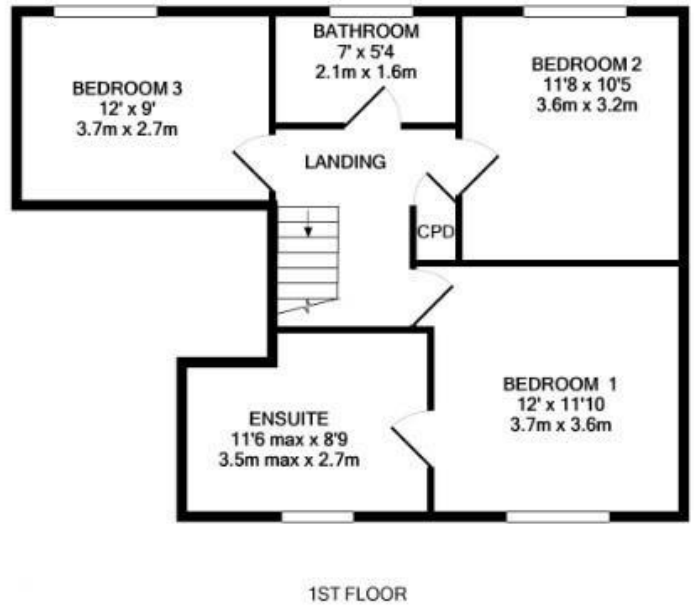
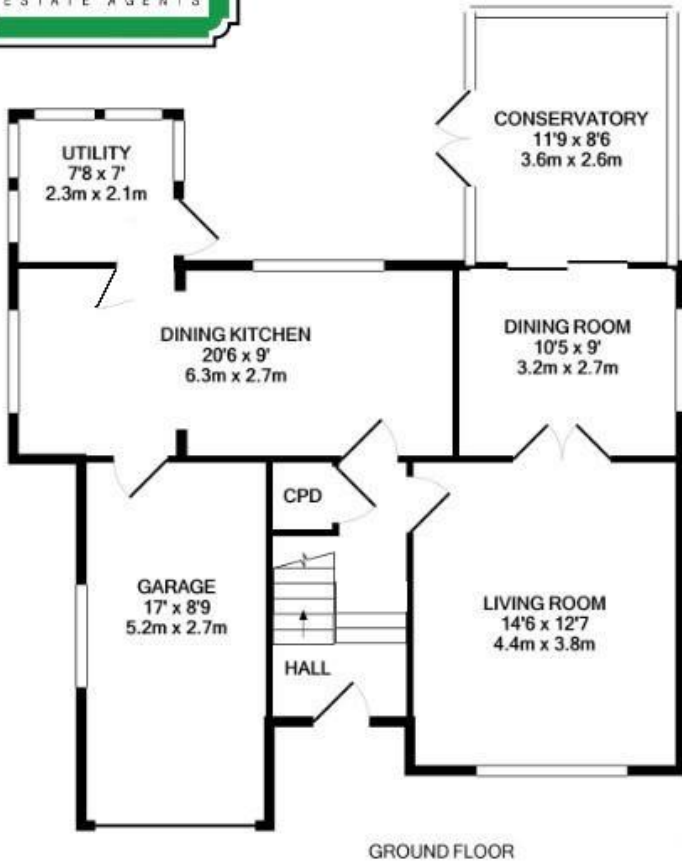




**WESTCROFT, HONLEY, HOLMFIRTH, HD9 6JP –  
OFFERS AROUND £325,000**

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WESTCROFT  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## PROPERTY DESCRIPTION

A BEAUTIFUL FAMILY HOME SITUATED IN A QUIET BACKWATER, CLOSE TO THE VILLAGE CENTRE AND OVERLOOKING BEAUTIFUL CONTAINED GOOD SIZED GARDENS TO THE REAR GARDENS AND LONG DISTANCE VIEWS OVER TOWARDS HONLEY MOOR TO THE FRONT/SOUTH. A WELL MAINTAINED FAMILY HOME THAT ENJOYS THREE GOOD SIZE DOUBLE BEDROOMS WITH A VERY LARGE ENSUITE AND SUPERB HOUSE BATHROOM/SHOWER ROOM. WITH AN INCREDIBLE AMOUNT OF ACCOMMODATION THIS HOME HAS BEEN EXTENDED IN THE PAST INCLUDING A SUPERB CONSERVATORY HOWEVER IT IS ALSO HOME FOR FURTHER EXTENSION IF SO REQUIRED. WITH THE USUAL MODERN APPOINTMENTS AND HIGH STANDARD OF FITTINGS INCLUDING HIGH QUALITY KITCHEN, BATHROOM AND ENSUITE. THE HOME MUST BE VIEWED TO BE FULLY APPRECIATED PARTICULARLY THE REAR GARDEN.

It briefly comprises: entrance hall, lounge, dining room, large conservatory overlooking the gardens, superb dining kitchen, utility room, three double bedrooms, ensuite, house bathroom, garage, car port, attractive driveway and a superb position, close to the countryside and just a walk away from Honley's varied facilities.

## ENTRANCE HALL

Attractive upvc and coloured glazed door with stone porch before it gives access through to the entrance hall. Glazed panels to either side of the door together with glazing within the door adds a huge amount of natural light to the hallway. It is finished and decorated to a modern design and has central ceiling light point. Attractive glazed balustraded staircase with attractive mule post and handrail. There is a also a useful understairs storage cupboard. Doorway leads through to the lounge.



## LOUNGE

**14'6 x 12'7 (4.42m x 3.84m)**

This as the photographs suggest is a particularly good sized room, it has a lovely view out over the property's gardens and a long distance view out over Honley moor with the fields in the distance, this facing in a southerly direction. The room has a good ceiling height, central ceiling light point, two wall light points and is decorated to a high standard. There is an attractive stylish fireplace with timber surround, a raised hearth, matching backcloth and all being home for a gas coal burning effect fire. Twin glazed timber doors give access through to the dining room.



**DINING ROOM**  
**10'5 x 9 (3.18m x 2.74m)**

This dining room has a pleasant outlook to the side, central ceiling light point with rose, coving to the ceiling, doorway directly to the kitchen and patio doors through to the conservatory.



## CONSERVATORY

**11'9 x 8'6 (3.58m x 2.59m)**

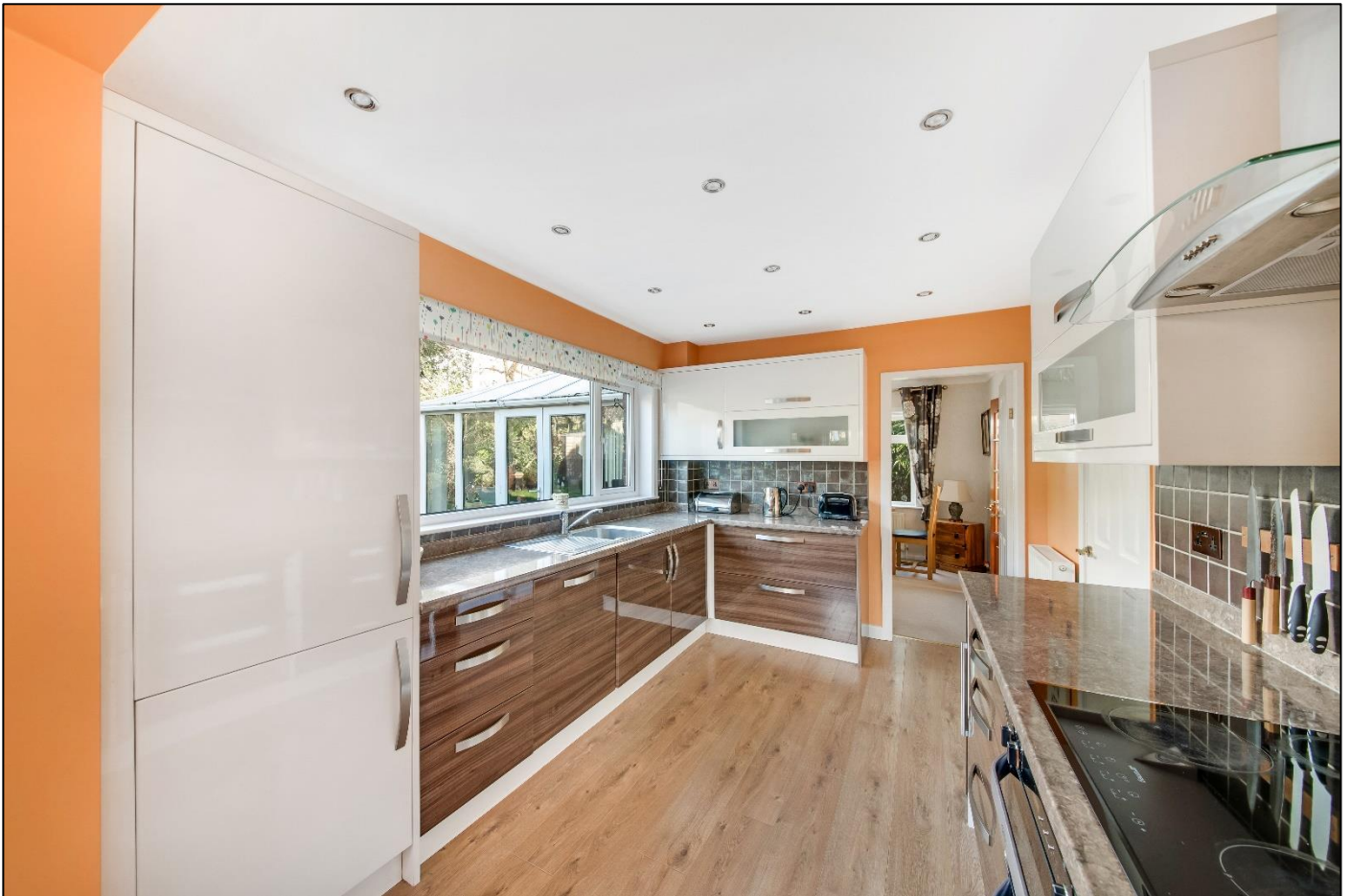
The conservatory once again is perhaps best demonstrated by a combination of the photograph and floor layout plan. It is of a particularly good size, enjoys the afternoon and evening sun, overlooks the property's patio and lawned gardens and has an extremely private position. There is glazing to three sides and two glazed doors out to the patio.



## DINING KITCHEN

**20'6 x 9 (6.25m x 2.74m)**

Yet again a good sized room with beautiful flooring, inset spotlighting to the ceiling, central ceiling light point above the dining area itself, windows giving outlooks to two sides, both to the side and over the rear gardens. The outlook over the rear garden is particularly pleasing and courtesy of a very broad window. There are stylish units at both the high and low level with a large amount of attractive working surfaces, decorative tiled splashbacks, inset stainless steel sink unit with mixer tap over, integrated dishwasher, integrated Belling ovens with Smeg hob and stainless steel and glazed extractor fan over. There is also an integrated fridge and freezer and integral wine cooler. Doorway from here gives access to the utility room. Also from here a personal door gives direct access to the garage, details of which are to follow.





**UTILITY ROOM**  
**7'8 x 7 (2.34m x 2.13m)**

This very good sized utility room has four windows overlooking the property's rear gardens, work surface with plumbing for automatic washing machine beneath. This good sized utility room also has an external door of high quality out to the gardens and beyond.



**FIRST FLOOR LANDING**

From the hallway staircase rises up to the first floor landing. This is of a good size and has a good sized storage cupboard. The landing gives access through to bedroom one.



## BEDROOM ONE

**12 x 11'10 (3.66m x 3.61m)**

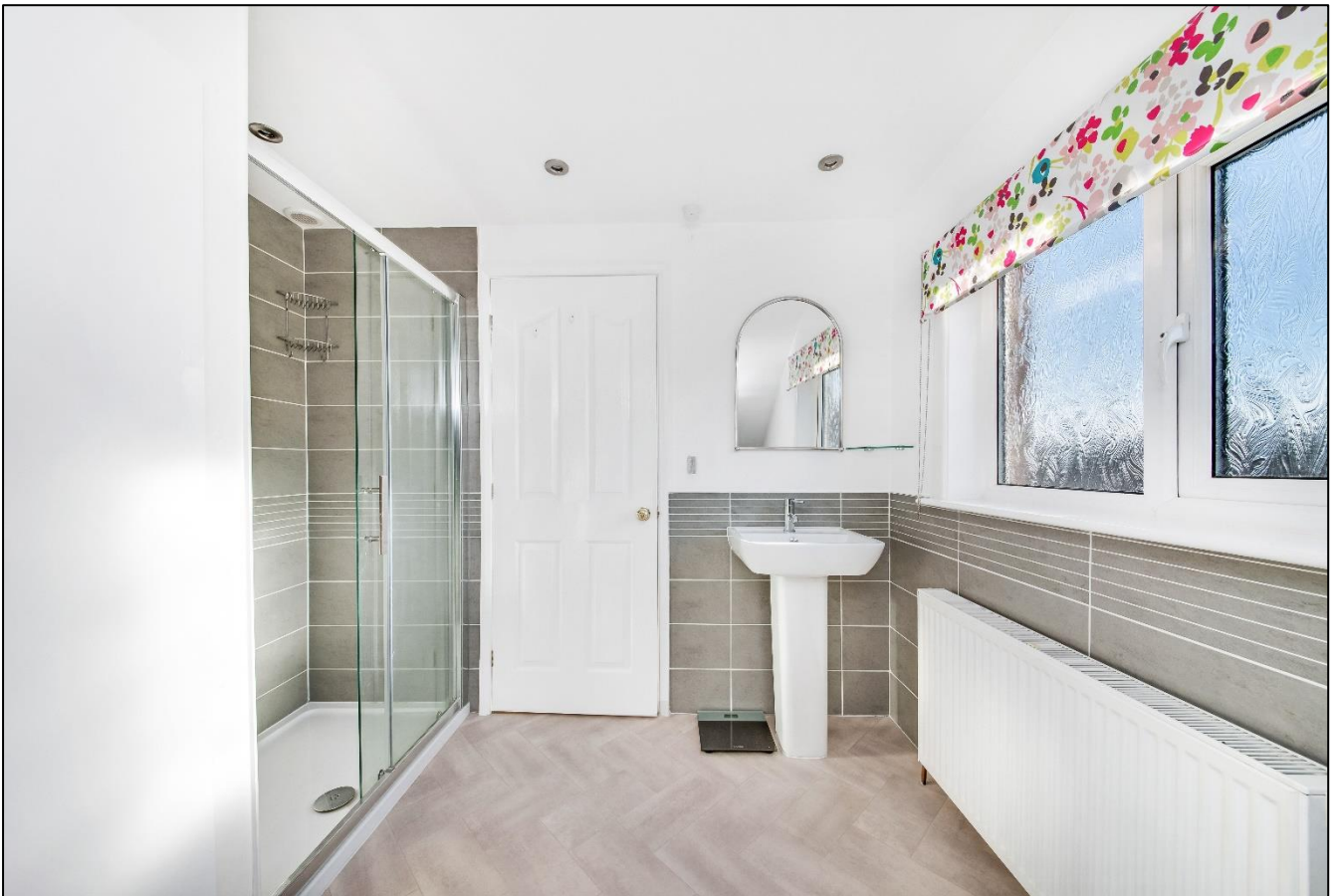
A lovely double bedroom, beautifully decorated with a spectacular view out over Honley village with Honley moor and the fields in the distance. Doorway gives access through to the splendid, very large ensuite bathroom.



## ENSUITE BATHROOM

**11'6 max x 8'9 (3.51m max x 2.67m)**

This beautifully finished bathroom/ensuite has a double sized shower with chrome fittings, attractive bath with stylish mixer tap, low level w.c and stylish wash hand basin. There is tiling to the half height and to the full height around the shower area with inset spotlighting to the ceiling and extractor fan. There are good sized shelved cupboards and obscure glazed window.



## **BEDROOM TWO**

**11'8 x 10'5 (3.56m x 3.18m)**

Once again a double room with a lovely outlook over the property's super rear gardens courtesy of a good sized window. Once again attractively decorated.



## **BEDROOM THREE**

**12 x 9 (3.66m x 2.74m)**

Yet again a double room with a lovely outlook to the rear.



## HOUSE BATHROOM

**7 x 5'4 (2.13m x 1.63m)**

Once again stylishly appointed, the bath having been removed some time ago and been replaced with a good sized shower. There is a low level w.c, vanity unit with wash hand basin and stylish mixer tap over. There is also a shaver socket, inset spotlighting to the ceilings., ceramic tile floor, ceramic tile to the ceiling height on the walls and obscure glazed window.



## OUTSIDE

The property occupies a delightful location on this quiet residential area set away from the madding crowd yet only just a short walk away to the village centre with shops, schools, churches, restaurants and the like. The good sized driveway is brick paved and gives access to the integral garage. To the side of the garage is a substantial car/hobby port. This very useful covered space was at one time used for classic car storage however now is used for hobby space and is useful under cover drying.

## GARAGE

**17 x 8'9 (5.18m x 2.67m)**

This garage has an automatically operated up and over door, has a window to the side, personal door to the rear giving access to the accommodation and also has a wall mounted Viessmann gas fired central heating boiler.

## GARDENS

To the front they're particularly well presented with mature shrubbery and trees. The garden to the rear is quite simply superb and much larger than might first be imagined. The garden has many features including a stone flagged terrace/patio enjoying the afternoon and evening sun, a decked area with summer house enjoying the midday sun. The garden is contained by mature hedging and fencing, has lovely mature shrubbery and trees, shaped lawn which is also complemented by shed and greenhouse.



## PLEASE NOTE

The property has upvc double glazing, gas fired central heating and carpets, curtains and certain other extras may be available by separate negotiation.



### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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