



Applegate  
Properties



- Barn conversion
- Three bedrooms
- Central village location
- Characterful interior

**Church Street, Honley, HD9 6BJ**

**Offers in the region of: £375,000**

A stunning and spacious three bedroom semi detached barn conversion close to the centre of highly regarded Honley village.



## PROPERTY DESCRIPTION

Blending a wealth of character throughout, including exposed beams, with a contemporary and luxurious finish in this most intriguing residential property.

Being meticulously presented throughout and affording a versatile and quirky 'upside-down' layout, this attractive barn conversion may be of interest to a wide range of buyers from the young family to the down sizer.

Being ideally located within the sought after 'old quarter' close to regarded schooling and the varied amenities of Honley village. The property includes gas central and timber double glazing as well as stylish fittings throughout.

Briefly comprising: Entrance through feature arched 'barn door' to spacious reception hall which includes study space, ideal for home working, cloaks area, understairs store and open staircase. To the Ground Floor are three generous double bedrooms, the principal having a luxury En suite Shower room and further House Bathroom, both furnished with contemporary high quality fittings.

Ascending to the First Floor a galleried landing provides plenty of space for additional seating, further WC, store and access to a spacious Sitting room with vaulted ceiling including exposed trusses and windows to three elevations with roof top views. A stunning Dining Kitchen completes the upper level and includes a spacious dining area, again with exposed ceiling beams and kitchen area fitted with a range of stylish units and breakfast bar.

Externally, the property occupies a prominent position within this select shared courtyard with small garden space to the side providing a perfect summer sitting space or useful as private parking if required.

EPC: awaiting  
Council Tax: D  
Tenure: Freehold

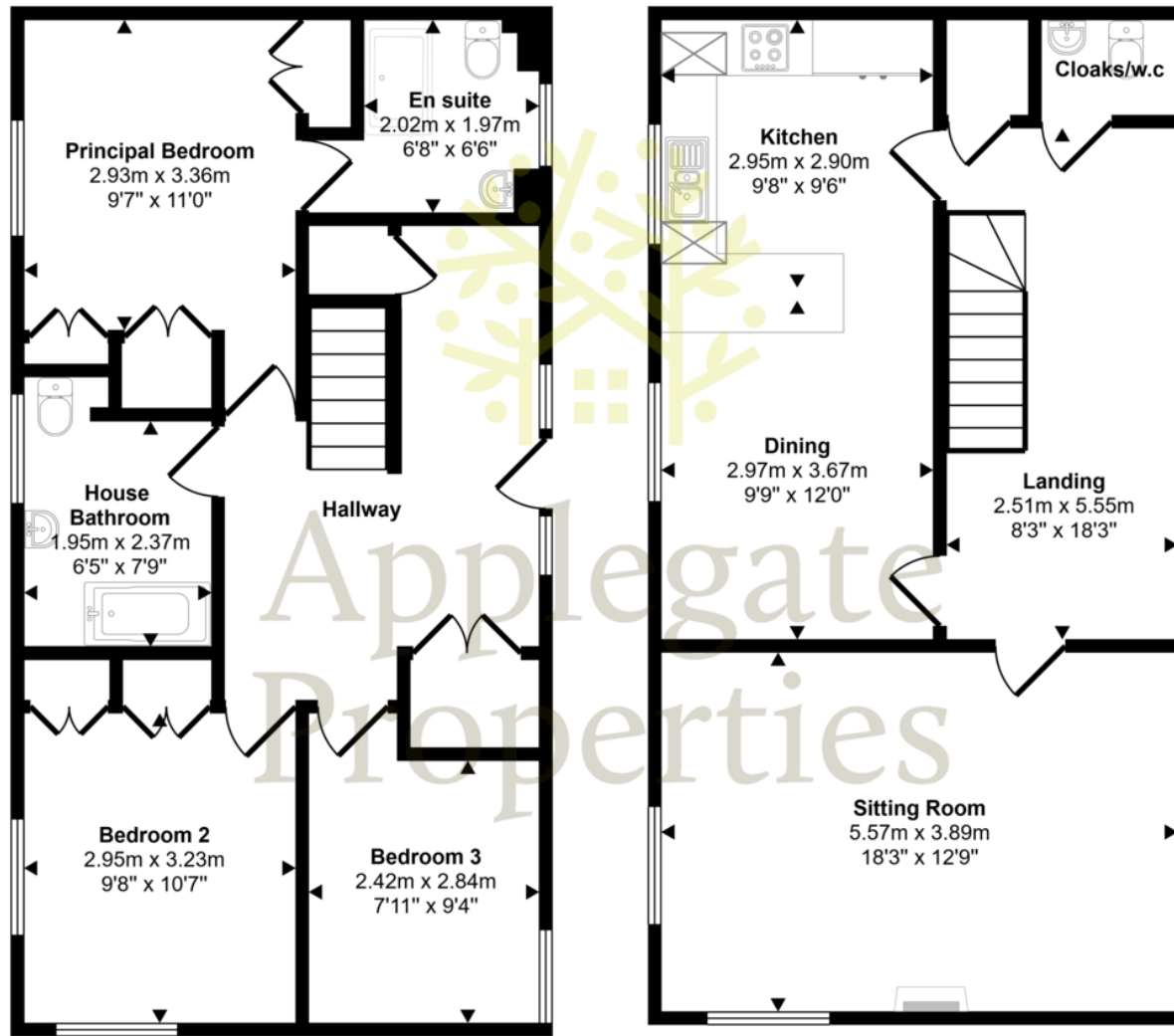
**MATERIAL INFORMATION:** We understand that this property is connected to mains water and drainage, mains electricity and gas.

**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 Holm firth 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  
121 sq m / 1301 sq ft



Ground Floor  
Approx 60 sq m / 650 sq ft

First Floor  
Approx 60 sq m / 651 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.

# Awaiting EPC

## **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**

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.

## **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.

## **Copyright**

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## **Office Opening Hours**

Monday – Friday 9.00am – 1.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED

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