



Applegate
Properties



The Terrace, Honley, Holmfirth, HD9 6DS

Offers in the region of: £210,000

A spacious through mid terrace with large garden requiring some updating in popular village location. Offering fantastic potential, perfect for those looking to refurbish and make their mark. While in need of some modernisation, the property benefits from gas central heating and is ideally located close to the popular Honley village and local schools. The large front garden provides an excellent space for outdoor use, enhancing the appeal of this home. No Chain.

- Mid Terrace
- Spacious accommodation
- Excellent further potential
- Large garden



PROPERTY DESCRIPTION

This spacious through terrace property offers fantastic potential, perfect for those looking to refurbish and make their mark. While in need of some modernisation, the property benefits from gas central heating and is ideally located close to the popular Honley village and local schools. The large front garden provides an excellent space for outdoor use, enhancing the appeal of this home.

Internally, the property comprises an Entrance Lobby, leading into a generously sized Living Room, and a separate Dining Room, offering ample space for family living. The Kitchen is functional but could easily be updated to suit your needs. On the first floor, you'll find two good-sized bedrooms, along with a third bedroom/Boxroom, which could serve as an office or small bedroom. The Shower Room is equipped with a modern three-piece white suite, offering a fresh and clean finish.

Externally, the property includes a rear yard with a useful outhouse store and utility space, providing valuable extra storage. The long garden to the front is a particularly attractive feature, ideal for enjoying the outdoors or potential for further development. With no vendor chain, this home offers a great opportunity for those looking to put their personal touch on a property in a sought-after location.

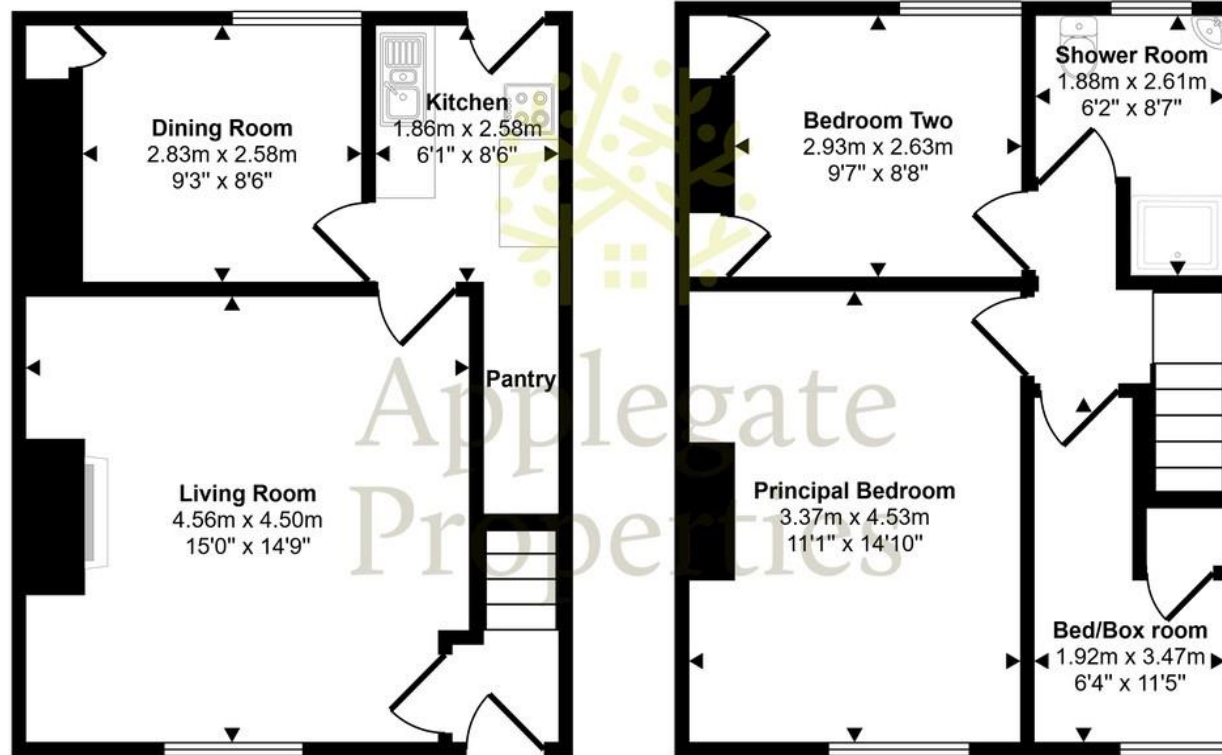
EPC: D
Tenure: Freehold
Council Tax: C

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 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
79 sq m / 848 sq ft



Ground Floor
Approx 39 sq m / 420 sq ft

First Floor
Approx 40 sq m / 428 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		87 B
69-80	C		
55-68	D	68 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 – 1.00pm

Sunday - CLOSED