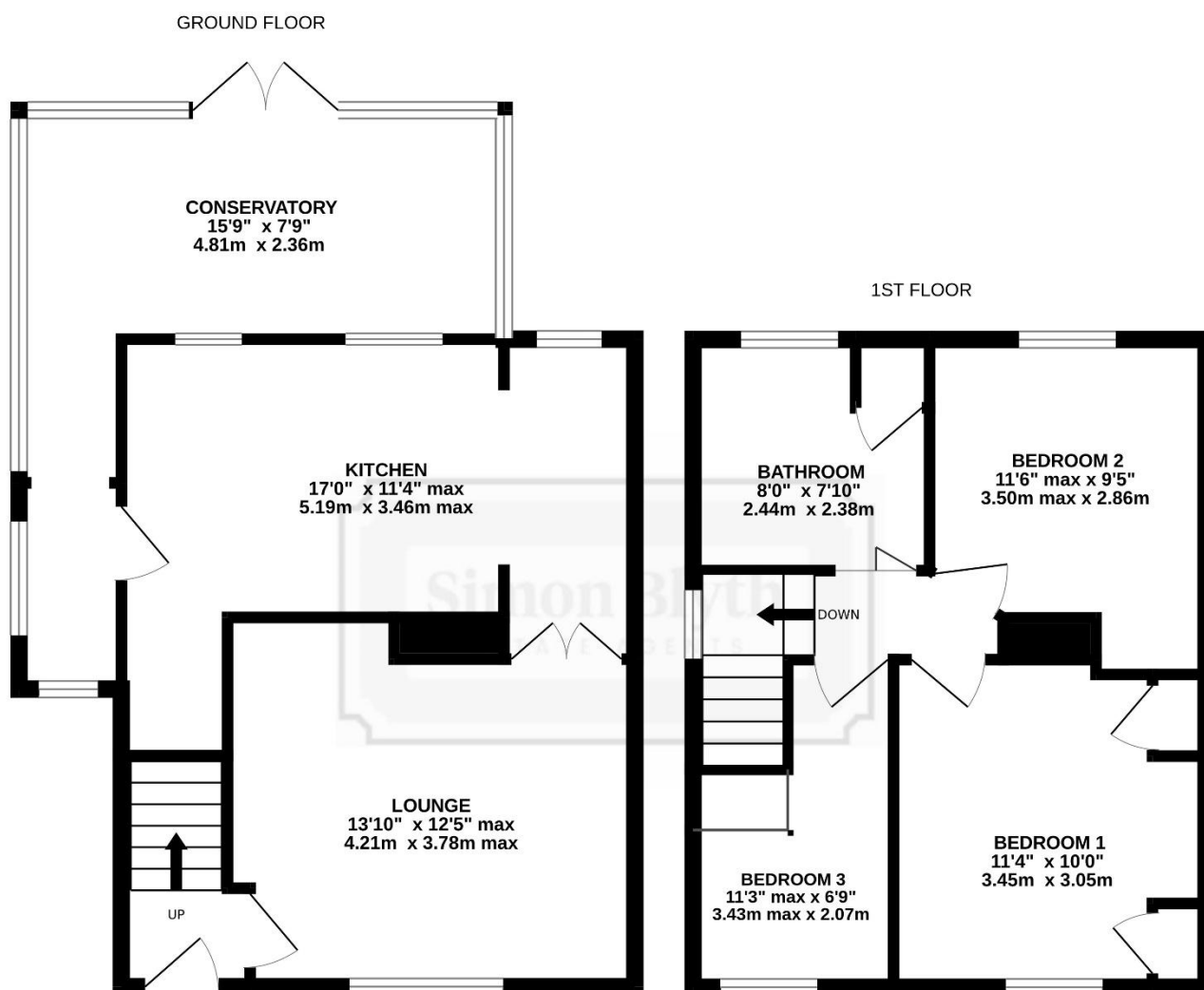


Simon Blyth
ESTATE AGENTS



WEST AVENUE, HONLEY, HOLMFIRTH, HD9 6HF



WEST AVENUE

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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PROPERTY DESCRIPTION

TO BE SOLD BY THE MODERN METHOD OF AUCTION - STARTING BID PRICE £230,000 PLUS RESERVATION FEE - T&C'S APPLY.

SITUATED JUST OUTSIDE THE VILLAGE CENTRE OF HONLEY, IS THIS WELL PRESENTED, THREE BEDROOM, END-TERRACE HOME. OFFERED WITH NO ONWARD CHAIN, THE PROPERTY IS CONVENIENTLY POSITIONED TO AMENITIES AND THE VILLAGE HIGH STREET, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY BOASTS OPEN-PLAN DINING-KITCHEN, LARGE CONSERVATORY AND LOW MAINTENANCE REAR GARDEN WITH USEFUL AND VERSATILE OUTBUILDINGS INCLUDING WORKSHOP AND SHED WITH LIGHTING AND POWER IN SITU.

The property accommodation briefly comprises of entrance, lounge, open-plan dining-kitchen, side entrance and conservatory to the ground floor. To the first floor there are three well-proportioned bedrooms and the house bathroom with four-piece suite.

Externally there is a double driveway to the front, with a generous garden to the rear which includes lawn areas, pond and flagged patio at the top of the garden with two useful outbuildings.

Starting Price £230,000

ENTRANCE

Enter the property through a double-glazed, composite front door with obscure glazing inserts and leaded detailing into the entrance. The entrance features a decorative dado rail with wall panelling underneath, a ceiling light point, a multi-panel timber and glazed door with obscure glazing inserts leads through to the lounge and a carpeted staircase with wooden handrail proceeds to the first floor.

LOUNGE

Measurements – 13'10" x 12'5"

As the photography suggests, the lounge is a light and airy reception room which features a bank of double-glazed, mullioned windows to the front elevation with window seat beneath. There is laminate flooring, an ornate ceiling rose with ceiling light point, a radiator and the focal point of the room is the living flame-effect gas fireplace, inset into the chimney breast, set upon a raised, granite hearth. Double multi-panel timber and glazed doors proceed to the dining kitchen.

There is a circular feature window with obscure glass which provides borrowed light to and from the kitchen.



DINING KITCHEN

DINING AREA

The dining area is accessed directly from the lounge and it features a wall light point, central ceiling light point and a double-glazed window to the rear elevation. There is laminate flooring and an arched doorway seamlessly leads into the kitchen.

KITCHEN

Measurements – 17'0" x 11'4"

The kitchen features a range of fitted wall and base units with rolled edge work surfaces over which incorporate a one-and-a-half bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with appliances, with provisions for a four-ring, gas hob with canopy-style cooker hood over and a built-in electric cooker. There is tiling to the splash areas, an integrated fridge and freezer unit and space and provision for a slimline dishwasher and washing machine. Additionally, the kitchen features tiled flooring, a radiator, inset spot lighting into the ceilings and two double-glazed, hardwood windows to the rear elevation. There is a timber and glazed door to the side elevation that leads to the side entrance proceeding to the porch and the tiled flooring continues to a useful, understairs cupboard, providing additional storage.





SIDE ENTRANCE

The side entrance features dual-aspect windows to both the front and side elevations. There is natural, stone flooring, a wall light point and a doorway leads to the conservatory.

CONSERVATORY

Measurements – 15'9" x 7'9"

The side entrance features dual-aspect windows to both the front and side elevations. There is natural, stone flooring, a wall light point and a doorway leads to the conservatory.



FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first-floor landing. There is a double-glazed window to the side elevation, a decorative dado rail with wall panelling beneath continues from the entrance and there are doors providing access to three bedrooms and the house bathroom. There is a ceiling light point and a loft hatch, providing access to a useful attic space.

BEDROOM ONE

Measurements – 11'4" x 10'0"

Bedroom one is a double bedroom which benefits from a bank of fitted furniture including fitted wardrobe with overhead cabinets. There are two reading light points, a central ceiling light point, decorative coving and a double-glazed window to the front elevation.



BEDROOM TWO

Measurements – 15'9" x 7'9"

Bedroom two is a double bedroom which has ample space for free-standing furniture. It features a decorative dado rail, a double-glazed window to the rear elevation with pleasant views onto the gardens, a ceiling light point, radiator and a fitted dressing unit with display shelving and cupboards above.

BEDROOM THREE

Measurements – 11'3" x 6'9"

Bedroom three could be utilized as a bedroom, nursery or home office. It features a double-glazed window to the front elevation, a ceiling light point, wall light point and there is a fitted unit over the bulkhead for the stairs providing storage.



BATHROOM

Measurements – 8 x 7'10"

The bathroom features a four-piece suite comprising of a quadrant-style shower cubicle with thermostatic shower, a corner, panel bath, a low-level WC with concealed cistern and push-button flush and a broad wash handbasin with chrome mixer tap and vanity cupboard beneath. There are tiled walls and tiled flooring, a chrome, ladder-style radiator, recessed lighting to the ceilings and a double-glazed window with obscure glass to the rear elevation. Additionally, a cupboard houses the property's boiler and there is toiletry and towel storage above.



EXTERNAL

EXTERNAL FRONT

Park View House occupies a truly lovely location. It is set off a private drive with other neighbouring properties down from the main road and has its own personal driveway that is particularly long and gives access to the large garden and grounds. The driveway provides a good amount of parking and turning space and gives access to the integral double garage.

EXTERNAL REAR

Externally to the rear, the property enjoys a substantial garden which is made up of various lawned areas with mature, hedged boundaries. There are flower and shrub beds, an ornamental pond and at the top of the garden there is a stone-flagged patio which is a hard-standing for a substantial workshop and shed. There are part-fenced boundaries and external lighting. Please note that the rear garden does have a pedestrian right of access across for neighbouring properties.





WORKSHOP AND SHED

The workshop features lighting and power. There is a pedestrian access door from the side elevation and windows to the front and side elevations. This is a great space which could be utilized as a garden-office, subject to necessary works and there is an adjoining shed. The shed does need some remedial work. There is lighting and power in situ and this could be incorporated into further outside working space or perhaps as a hobby room or recreational area or as garden storage.



AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – TBC

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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they

are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259