

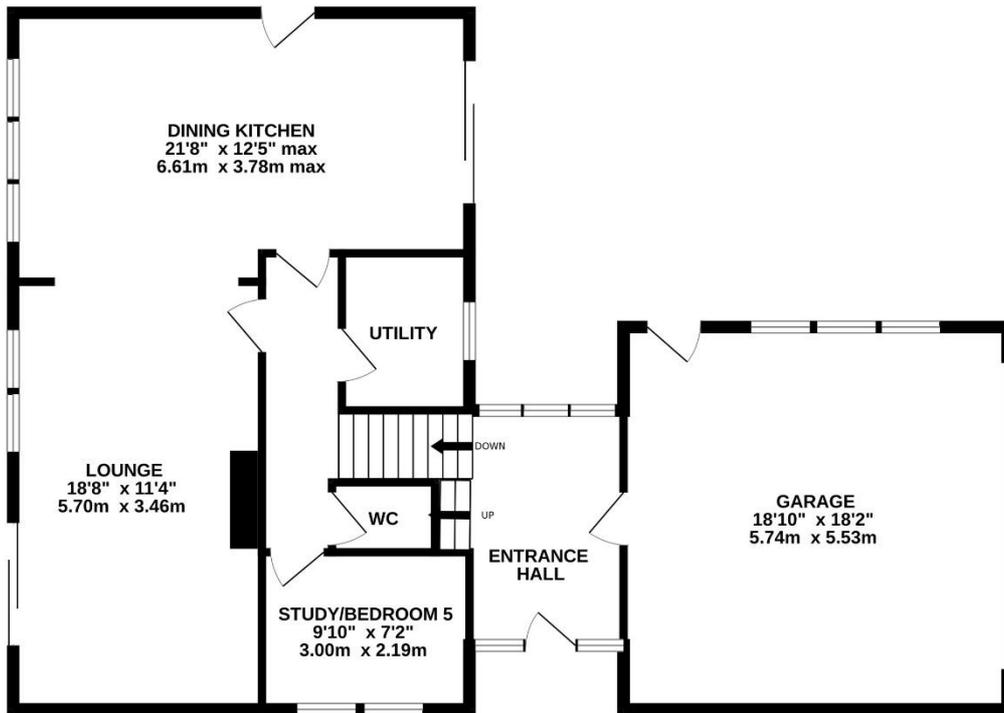
Simon Blyth

ESTATE AGENTS

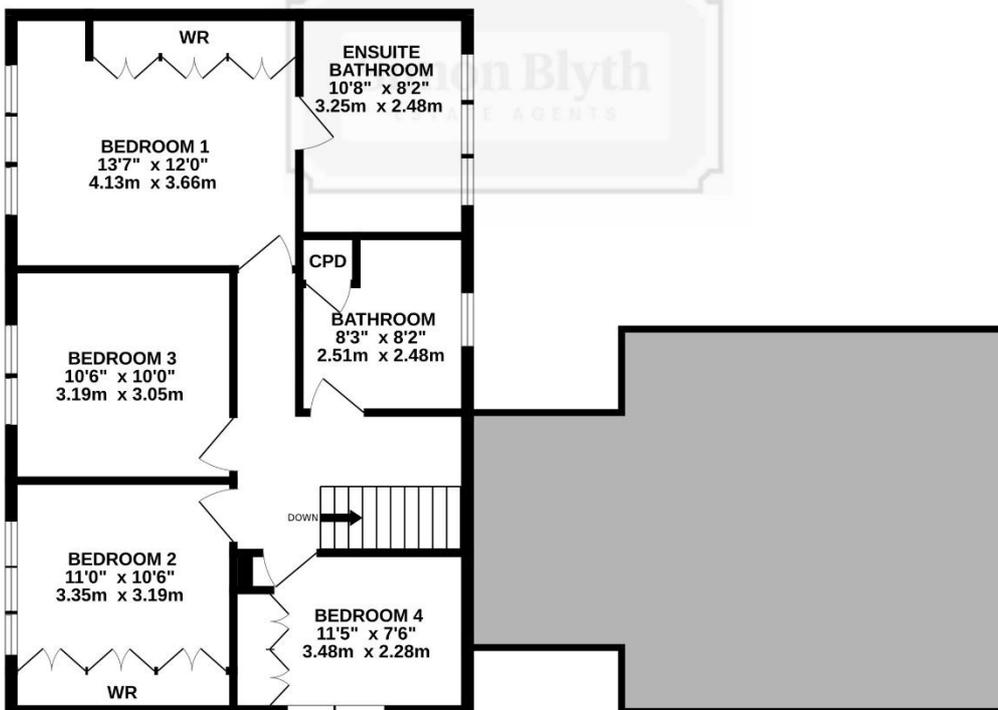


BROADBENT CROFT, OFF SOUTHGATE, HONLEY, HOLMFIRTH

GROUND FLOOR



1ST FLOOR



BROADBENT CROFT

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

SITUATED IN A PRIVATE, TUCKED AWAY POSITION, JUST OUTSIDE THE BUSTLING VILLAGE CENTRE OF HONLEY. OFFERING FOUR DOUBLE BEDROOMS, HOME OFFICE AND IMPRESSIVE OPEN-PLAN DINING-KITCHEN AND FAMILY ROOM. THE PROPERTY HAS BEEN MUCH IMPROVED BY THE CURRENT VENDORS WITH TRIPLE GLAZED WINDOWS AND DOORS, INTERNAL INSULATION AND TAKES ADVANTAGE OF STUNNING VIEWS TO THE REAR. THE PROPERTY IS IN TURN-KEY CONDITION AND IS IN A GREAT POSITION IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO VILLAGE AMENITIES AND WITH PLEASANT WALKS ON THE DOORSTEP.

The property accommodation briefly comprises of entrance hall, downstairs w.c., integral double garage, inner hallway, home office/bedroom five and open-plan dining-kitchen, utility room and family room to the ground floor. To the first floor there are four double bedrooms and the house bathroom, the principal bedroom with ensuite bathroom facilities. Externally there is a driveway to the front providing off street parking and a low maintenance lawn with sunken patio area, to the rear is an enclosed garden with lawn area and flagged patio ideal for alfresco dining.

EPC: C Council Tax Band: F Tenure: Freehold

Offers Around £600,000

ENTRANCE

Enter the property through a triple glazed door with adjoining triple glazed windows with obscure glass at either side from the side elevation into the entrance. The entrance features hardwood flooring, a ceiling light point, a bank of triple glazed mullioned windows to the side elevation provides a wealth of natural light. There is a door leading into the integral garage. A staircase rises to the first-floor accommodation and descends to the lower ground floor accommodation.



INTEGRAL GARAGE

Measurements – 18'10" x 18'2"

The garage features an electric remote-controlled sectional up and over door. There is lighting and power in situ, a sink with cold water tap, ample additional storage available in the rafters, a bank of double-glazed hardwood mullioned windows with obscure glass to the side elevation and a pedestrian access double glazed door also to the side elevation.

INNER HALLWAY

Taking the short stairwell from the entrance, you reach the inner hallway which features beautiful hardwood flooring, a ceiling light point, radiator and multi-panel doors provide access to the downstairs w.c., office, utility and leading into the open plan dining, kitchen and family room.



DOWNSTAIRS W.C.

The downstairs w.c. features a white two-piece suite, which comprises of a low-level w.c. with push-button flush, a wall hung wash hand basin with towel splash back. There is an extractor fan, ceiling light point and radiator, and tiled flooring.



OFFICE

Measurements – 9'10" x 7'2"

The office enjoys a wealth of natural light which cascades through the triple glazed bank of mullioned windows to the side elevation. There is a ceiling light point and radiator and the room can accommodate a single bed with ample space for freestanding furniture.



OPEN PLAN DINING, KITCHEN, LIVING ROOM

Measurements – 21'8" x 12'5" max

KITCHEN AREA

A fabulous hardwood flooring continues through from the inner hallway into the open plan dining, kitchen and family room as the photography suggests. The kitchen area enjoys a wealth of natural light which cascades through the dual aspect windows with a bank of triple glazed sliding patio doors to the front and a bank of triple glazed mullioned windows to the rear. The window to the rear elevation offers superb open aspect views across the valley and there is an exposed beam to the ceiling, three ceiling light points and three wall light points. The kitchen features a wide range of fixed frame fitted wall and base units with shaker style cupboard fronts and with complimentary solid oak work surfaces over which incorporate a twin ceramic Belfast sink unit with brushed chrome mixer tap. The kitchen is equipped with built-in appliances which includes a four-ring Bosch ceramic induction hob with canopy style cooker over, a built-in waist level oven, integrated shoulder level microwave combination oven, built-in fridge and freezer unit and a integral dishwasher. There is attractive tiling to the splash areas, a radiator and a bespoke fitted unit with glazed display doors. The focal point of the kitchen area is the beautiful breakfast island again with solid wood tops and with ample cupboards, a wealth of storage, providing a great space for food preparation and informal dining. The kitchen area then seamlessly leads into the dining / family room.





DINING / FAMILY ROOM

The dining / family room enjoys a great deal of natural light with a bank of triple glazed mullioned windows, as well as a bank of sliding patio doors with triple glazing, both in the rear elevation, giving pleasant views across the property's gardens and with far-reaching views across the valley. There is hardwood flooring, two ceiling light points, two wall light points and a vertical radiator. The focal point of the room is the electric fireplace which has a fabulous limestone surround, mantle and hearth.



LANDING

Taking the staircase from the entrance, you reach the first-floor landing, which has multi-panel doors providing access to the bedroom and bathroom accommodation. There is decorative coving to the ceiling, two ceiling light points, a radiator and a wooden banister with spindle balustrade over the stairwell head. Additionally, a loft hatch provides access to a useful attic space.



BEDROOM ONE

Measurements – 13'7" x 12'0"

Bedroom one is a fabulous proportioned double bedroom which has ample space for freestanding furniture. There is a bank of triple-glazed mullioned windows to the rear elevation with pleasant tree-lined outlook and with far-reaching views between the trees across the valley. There is decorative coving to the ceiling, a central ceiling light point, a radiator and a door provides access to the en-suite bathroom. The principal bedroom benefits from floor to ceiling fitted wardrobes which have hanging rails and shelving in situ with an adjoining dressing table with drawer storage at either side.



EN-SUITE

Measurements – 10'8" x 8'2"

The ensuite bathroom is a fabulous, proportioned space which features a modern white four-piece suite comprising of a walk-in fixed frame shower with thermostatic rainfall shower head and with separate handheld attachment, a panel bath, a low-level w.c. and a traditional style pedestal wash hand basin with chrome taps. There is attractive tiled flooring and tiling to the walls, inset spotlighting to the ceiling, an extractor vent, a ladder style radiator, a conventional radiator and a bank off triple glazed hardwood mullioned windows with obscure glazed inserts and tile surround to the front elevation.



BEDROOM TWO

Measurements – 11'0" x 10'6"

Bedroom two is a light and airy double bedroom with fitted wardrobes. There is decorative coving to the ceiling, a bank of triple glazed windows to the rear elevation, a radiator and ceiling light point.



BEDROOM THREE

Measurements – 10'6" x 10'0"

Bedroom three is currently utilised as a second study but can accommodate a single or double bed and benefits from an array of fitted furniture which includes fitted wardrobes with hanging rails and shelving, a drawer unit with cupboards above. There is decorative coving to the ceiling, a central ceiling light point, radiator and a bank of triple glazed, mullioned windows to the rear elevation with fantastic far-reaching views across the valley.



BEDROOM FOUR

Measurements – 11'5" x 7'6"

Bedroom four is a light and airy double bedroom with decorative coving to the ceiling, a central ceiling light point, a radiator and a bank of triple glazed mullioned windows to the side elevation.

HOUSE BATHROOM

Measurements – 8'3" x 8'2"

The house bathroom features a white three-piece suite, which comprises of a panel bath with electric Mira Sprint shower over and glazed shower guard, a traditional pedestal wash hand basin and a low-level w.c. There is attractive tiled flooring and tiling to the walls, a ceiling light point, radiator and a triple glazed window with obscure glass to the front elevation. Additionally, there is a cupboard providing a great deal of storage for toiletries and towels.



FRONT

Externally to the front, the property is approached via a private shared drive which leads to the subject property's Tarmacadam driveway, providing off-street parking for multiple vehicles. The front garden features well-stocked flower and shrub beds and a hard standing with a substantial greenhouse. The driveway does lead to the integral double garage, which has an electric remote-controlled sectional up and over door. There is a gate with pathway that leads to the front garden. The garden is relatively low maintenance with a lawn area and Indian stone flagged pathway which meanders around flower and shrub beds. There is an attractive dry stone wall boundary and a sunken patio area which is particularly sheltered and has direct access into the kitchen area. There is an external light and external tap. A pathway proceeds down the side of the property to a gate which encloses the rear garden.





REAR

Externally to the rear, the property enjoys an enclosed garden which features a raised flagged patio, ideal for barbecuing and entertainment. The patio area then seamlessly leads onto a lawn area where there are well-stocked flower and shrub beds and beautiful mature trees. The gardens take full advantage of the position of the property with panoramic views across the valley towards Gin Lane and the tree-lined backdrop beyond. There is external lighting and fenced boundaries





ADDITIONAL INFORMATION

EPC rating – C
Property tenure – Freehold
Local authority – Kirklees Council
Council tax band – F

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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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

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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



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