



**Old Turnpike, Honley
Holmfirth,**

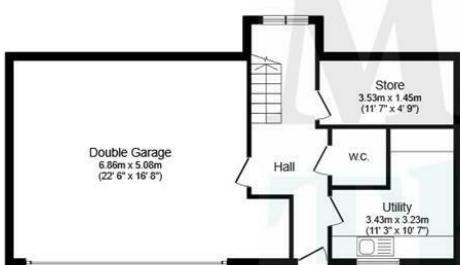
Offers over £425,000

MARTIN THORNTON PLATINUM

This four double bedroom detached home has a superb open-plan dining kitchen with bifold doors out into the garden. It is presented to a high standard throughout and only a short distance from the centre of this popular and well-regarded village. On the edge of the Holme Valley, this spacious family home has accommodation arranged over three floors. It comprises an entrance hallway with a large store room, utility and downstairs WC. On the first floor is the open-plan dining kitchen with integrated appliances, living room with media wall and French doors and a WC. On the top floor are four double bedrooms, the master with a dressing area and en suite shower room, and the house bathroom. The property benefits from gas-fired central heating and uPVC double-glazing. Externally, the enclosed garden at the rear has a large patio, a lawn incorporating a covered timber decked area and an adjoining artificial grassed section, perfect for a children's play area. There is also a lawned side garden, external power and lighting. The large integral garage has an automatic up-and-over door and can also be accessed from the entrance hallway. This is perfect family accommodation in this well-regarded area.

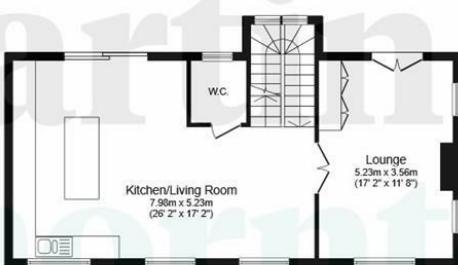
Old Turnpike, Honley Holmfirth,

Floorplan



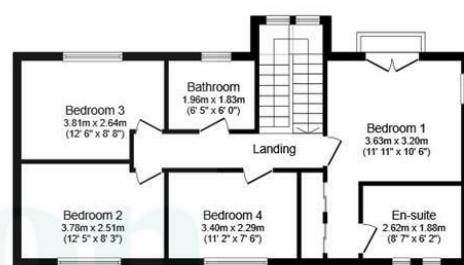
Lower Ground Floor

Floor area 62.5 sq.m. (673 sq.ft.)



Ground Floor

Floor area 62.5 sq.m. (673 sq.ft.)



First Floor

Floor area 62.5 sq.m. (673 sq.ft.)

Total floor area: 187.5 sq.m. (2,018 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Entrance Hallway



A composite external door with opaque glazed panels gives access into the wide entrance hallway. This has a staircase rising to the first floor accommodation. The initial section to the hallway has a robust carpet surface and beyond this is a wood effect, herringbone patterned floor, which continues through the hallway and into a storage room at the far end. There is a radiator and access to the downstairs WC.

Downstairs WC



This room is presented to a high standard and has a two piece suite comprising a wall-mounted hand basin and a low-level WC. There is an extractor fan and a radiator.

Storeroom

The large storeroom has a continuation of the wood effect flooring and is perfect for storing shoes, coats, sporting

equipment, etc. It could be made into an informed office/home study and has a radiator.

Utility



This area is accessed from the hallway and has a worktop with cupboards beneath. There is plumbing for an automatic washer and space for a condensing dryer. Within this room is the boiler for the central heating system. There is a stainless steel sink, along with floor tiling, a uPVC window and a radiator.

Landing



From the entrance hallway, the staircase rises to a half landing, where there is a rear uPVC window. The staircase continues up to the open-plan dining kitchen.



Dining Kitchen



This large open-plan eating and entertaining space is particularly light and bright with three sets of uPVC windows to the front elevation, along with a three-panel bifold door providing access to the garden. The kitchen area has an extensive array of units to high and low levels with LED lighting within the kick boards and under-unit lighting. There is a one-and-a-half bowl sink unit with a mixer tap, worktops with matching upstands and brick style tiled splashbacks. Integrated appliances comprise a five-ring hob with a canopy style filter hood, microwave/combination oven with grill, double ovens, fridge freezer and dishwasher. The central island unit incorporates further storage and the worktop extends to create a breakfast bar area. The kitchen has floor tiling and ceiling downlighting. The adjoining dining area is of a good size and can easily accommodate a large formal dining table. It has a continuation of the flooring in the hallway and the adjoining living room. This area could be used as a dining and sitting room. There are two radiators.

Living Room



Accessed via large timber and glazed doors, the living room is particularly light and bright with glazing to three sides. The focal point of the room is a media wall with acoustic panelling on either side of a remote control electric fire, above which is an alcove for a TV and soundbar. There are French style doors leading out into the rear garden and an arched window to the front elevation. This room has built-in floor-to-ceiling storage and a continuation of the flooring from the dining room. It is decorated in neutral tones, enhancing the natural lighting and space. There is also a radiator.

WC



This room has a two-piece suite comprising a wall-mounted hand basin and a low-level WC. There is brick style tiling to the wall behind the hand basin, floor tiling, an extractor fan and a radiator. To the rear elevation is an opaque uPVC window.



Details

Top Floor Landing



The staircase rises to a half landing with floor-to-ceiling glazing and continues up to the top floor landing.

Bedroom One



This double bedroom is positioned at the rear of the property and has a Juliette style balcony with an aspect over the garden. It has an additional side uPVC window, along with space for furniture and a radiator. There is an adjoining dressing area with a built-in sliding door treble wardrobe, the centre door having a mirror finish. Access can be gained to the en suite shower room.

En Suite Shower Room



The spacious and well-appointed shower room has motion sensor low-level mood lighting. It has a glazed shower screen with an overhead waterfall style shower fitting, as well as a hand-held shower attachment. There is a pedestal wash hand basin and a low-level WC. The room has three-quarter height tiling, along with feature floor tiling, an opaque uPVC window and an upright chrome ladder style radiator.

Bedroom Two



This double bedroom is positioned at the rear of the property and has uPVC windows overlooking the garden. There is plenty of space for furniture, provision for a wall-mounted TV and a radiator.



Bedroom Three



This double bedroom is positioned at the front of the property and has a uPVC window, space for furniture and a radiator.

Bedroom Four



The final double bedroom is positioned at the front of the property with broad uPVC windows enjoying a long distance view up the hill towards Thurstonland. It has space for furniture and a radiator.

House Bathroom



The bathroom has a white three-piece suite comprising a wall-mounted hand basin, a low-level WC with a concealed cistern and a bath. There is three-quarter height tiling to the walls and sensor mood lighting, floor tiling and an upright chrome ladder style radiator. There is an opaque uPVC rear window.

Double Garage

A slightly extended canopy incorporates downlighting and provides shelter from the elements. From here, a large automatic up-and-over door gives access to the large double garage. It has power and lighting, plenty of storage space and a personal door from the hallway.

External Details



On the right-hand side of the garage is a timber gate that



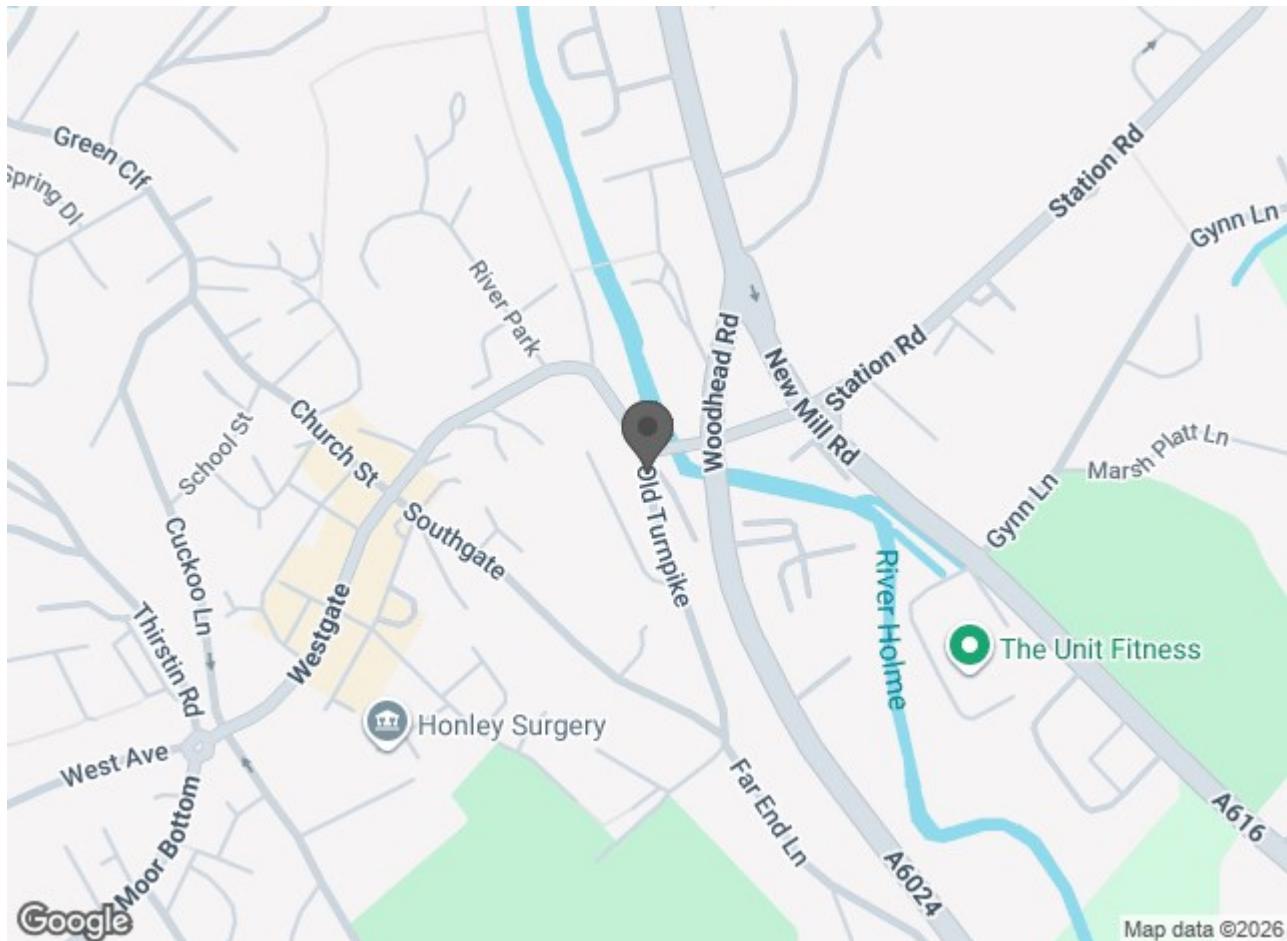
leads to the front paved area and the external door. Steps lead up to the rear of the property. The rear garden is particularly private, enclosed by perimeter fencing with a large paved seating area adjoining the bifold doors from the dining kitchen. To one side is a useful, covered storage area, together with an artificial grass area and a similar sized lawn. In one corner is a covered timber decked seating area with outside power, external lighting and lighting on the perimeter fence, outside water and power sockets. There is also a lawned side garden, again with perimeter fencing.

Tenure

The vendor has informed us that the property is Freehold.

Old Turnpike, Honley Holmfirth,

Directions



Martin Thornton
PLATINUM

martin-thornton.com
01484 508000

**Old Turnpike, Honley
Holmfirth,**

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.