

Westcroft,Honley HOLMFIRTH HD9 6JP

william h brown

welcome to

Westcroft, Honley HOLMFIRTH

- Extended Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Garage
- Delightful Enclosed Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£290,000

IMMACULATE EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY, IN THE HIGHLY SOUGHT AFTER VILLAGE OF HONELY. OCCUPYING A PRIME POSTION. TWO RECEPTION ROOMS, GARAGE WITH UTILITY SPACE AND WC. DELIGHTFUL ENCLOSED GARDEN WITH SUMMER HOUSE AND SHED. PLENTY OFF ROAD PARKING.



Agents Note:
Summary
Accommodation
Entrance Hallway
Lounge
16' x 11' 8" (4.88m x 3.56m)
Dining Room
12' 6" x 8' 8" (3.81m x 2.64m)
Breakfast Kitchen
15' 11" x 8' 1" (4.85m x 2.46m)
Utility Room
First Floor
Bedroom One
12' 3" max x 9' 6" (3.73m max x 2.90m)
Bedroom Two
12' 3" x 8' 9" (3.73m x 2.67m)
Bedroom Three
9' 8" bulkhead x 6' 9" (2.95m bulkhead x 2.06m)
Bathroom
External
Garage

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The Property Ombudsman

Property Ref:
HMF109142 - 0005

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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