

56 Hall Ing Lane,  
Honley HD9 6QW

OFFERS AROUND  
£385,000



A STUNNING AND CHARACTERFUL YET MODERNISED THREE BEDROOM THREE STOREY PERIOD SEMI DETACHED WITH ENCLOSED GARDEN, GATED PARKING AND AFFORDING SPACIOUS AND VERSITILE FAMILY ACCOMMODATION IN SELECT HAMLET CLOSE TO REGARDED HONLEY VILLAGE AND NEARBY HOLME VALLEY.

FREEHOLD / COUNCIL TAX: D / EPC: D

PAISLEY  
PROPERTIES

## ENTRANCE PORCH



Entering through an attractive and rustic timber door into this bright and welcoming space which includes fitted shelving for storage tiled flooring, space for hanging and impressive glazed timber door leading into the living room.

## LIVING ROOM 17'6 x 14'4 maximum



A bright and spacious yet extremely cosy living room with generous space for freestanding furniture and including a feature stove effect gas fire set within a stone hearth and brick fireplace with feature ceiling beams, double glazed window and double doors with Juliet balcony allowing space for pot plants and distant views. Doors lead to bedroom three, bathroom as well as upper and lower levels.



**BEDROOM THREE 10'6 x 7'10 apx**



Positioned just off the living room and affording a host of potential uses including double bedroom or generous home office this delightful room includes a feature vaulted ceiling with exposed beams and window overlooking the garden.



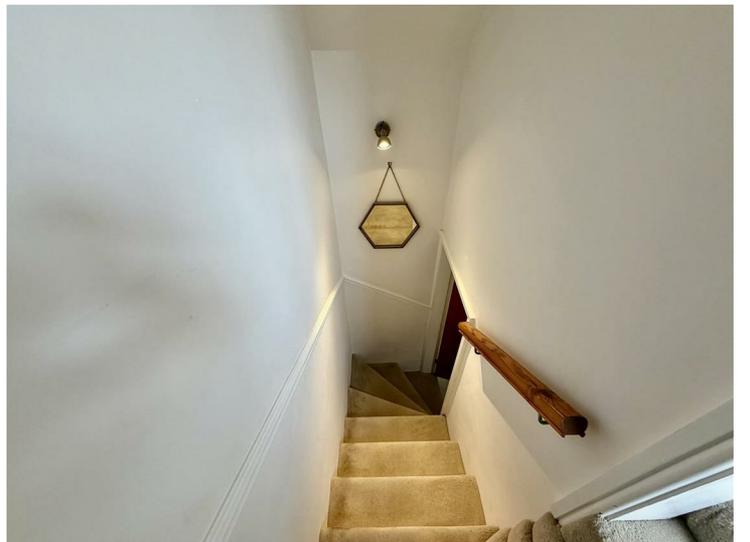
**FAMILY BATHROOM 7'10 x 8'0 apx**



Being of a particularly good size, positioned off the living room with feature open vaulted ceiling, luxuriously appointed with a period three piece white suite including a low level w.c, pedestal hand wash basin, freestanding roll top bath with claw feet and attractive contrasting part block tiled surround, pattern tiled flooring, towel rail radiator, cupboard housing Viessmann gas combination boiler and double glazed window.



## FIRST FLOOR LANDING



A turned staircase ascends to the upper floor having a landing space at the top with double glazed window and doors to both bedrooms.



**BEDROOM ONE 14'3 x 10'4**



A bright and spacious principal bedroom having both fitted wardrobes and space for freestanding furniture with further fitted shelving, space for double bed and double glazed window overlooking the garden and views beyond.



**BEDROOM TWO 10'4 x 6'10**

A second generous double bedroom with space for freestanding furniture and double glazed window.

**STAIRS TO LOWER GROUND FLOOR**



A turned staircase with attractively whitewashed walls leads to the lower ground floor accommodation.

## DINING/SITTING ROOM 13'8 x 6'8



A charming and most atmospheric space currently used as a dining room, ideal for entertaining but equally at home as an additional snug positioned to the rear of the kitchen having a feature barrel vaulted ceiling with exposed beams, attractive stone flagged flooring, fitted horse shoe bench seating with hidden storage and opening to the kitchen.





**KITCHEN 21'9 x 9'3 maximum**



A most impressive and spacious kitchen positioned to the lower ground floor and fitted with a comprehensive range of wall, base and drawer cupboard units with matching polished granite work surfaces and block tiled splashbacks, inset ceramic Belfast sink unit, integrated fridge, freezer, dishwasher and microwave grill, space for slot in Stoves gas range with extractor hood over, stone flagged flooring underfoot, two double glazed windows allowing light to flood the room and open entrance area with feature log burning stove set within a brick fireplace surround, door to utility and stable door giving access to the garden with open timber storm porch.





## UTILITY 5'0 x 7'6



A very useful additional space, conveniently positioned just off the kitchen and entrance area having fitted storage with space for washer/dryer tower, attractive pattern tiled flooring frosted double glazed window and door to shower room.

## SHOWER ROOM 3'9 x 7'6



Being positioned just off the utility and luxuriously appointed with a contemporary three piece white suite with block tiled surround and tiled flooring underfoot, fitted low level w.c with concealed cistern, hand wash basin with contrasting vanity surround storage, tiled shower cubicle with sliding door and wall mounted towel rail radiator.



## EXTERNAL AND SIDE ACCESS

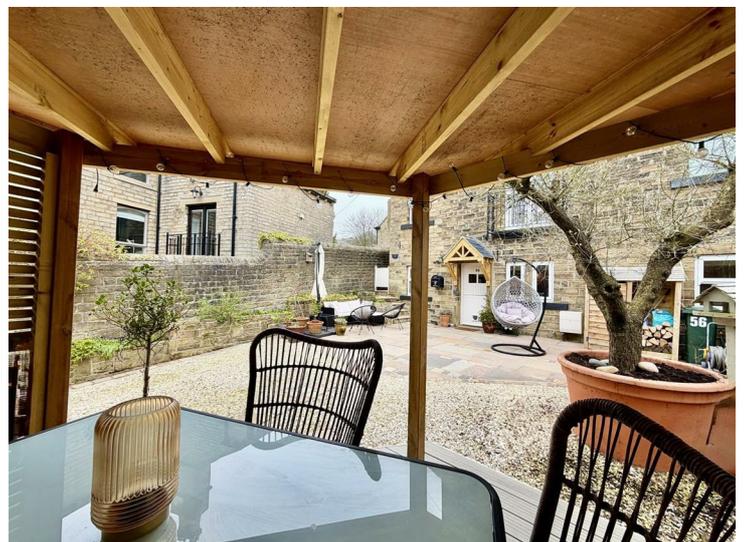


Having paved frontage with access to the entrance porch and further side gate giving stepped access leading to the main garden and parking area.

## ENCLOSED GARDEN AND PARKING



Approached from Hall Ing Lane, leading to an attractive timber multi-gate with additional pedestrian gate leading to a generous gravelled area providing private off street parking and further attractively landscaped gardens, designed for low maintenance which includes laid Indian stone paving with generous space for outside seating, raised flower beds along stone boundary wall, outside tap, power socket and log store with further feature timber framed gazebo providing an ideal sheltered outside dining and entertaining space.





## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees / Band D

PROPERTY CONSTRUCTION:  
Standard brick and block

RIGHTS OF WAY:  
We are advised that there is a shared pedestrian right of way to the front of the property.

PARKING:  
Gated off street parking

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains sewerage  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband -TBC.

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENTS NOTE**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

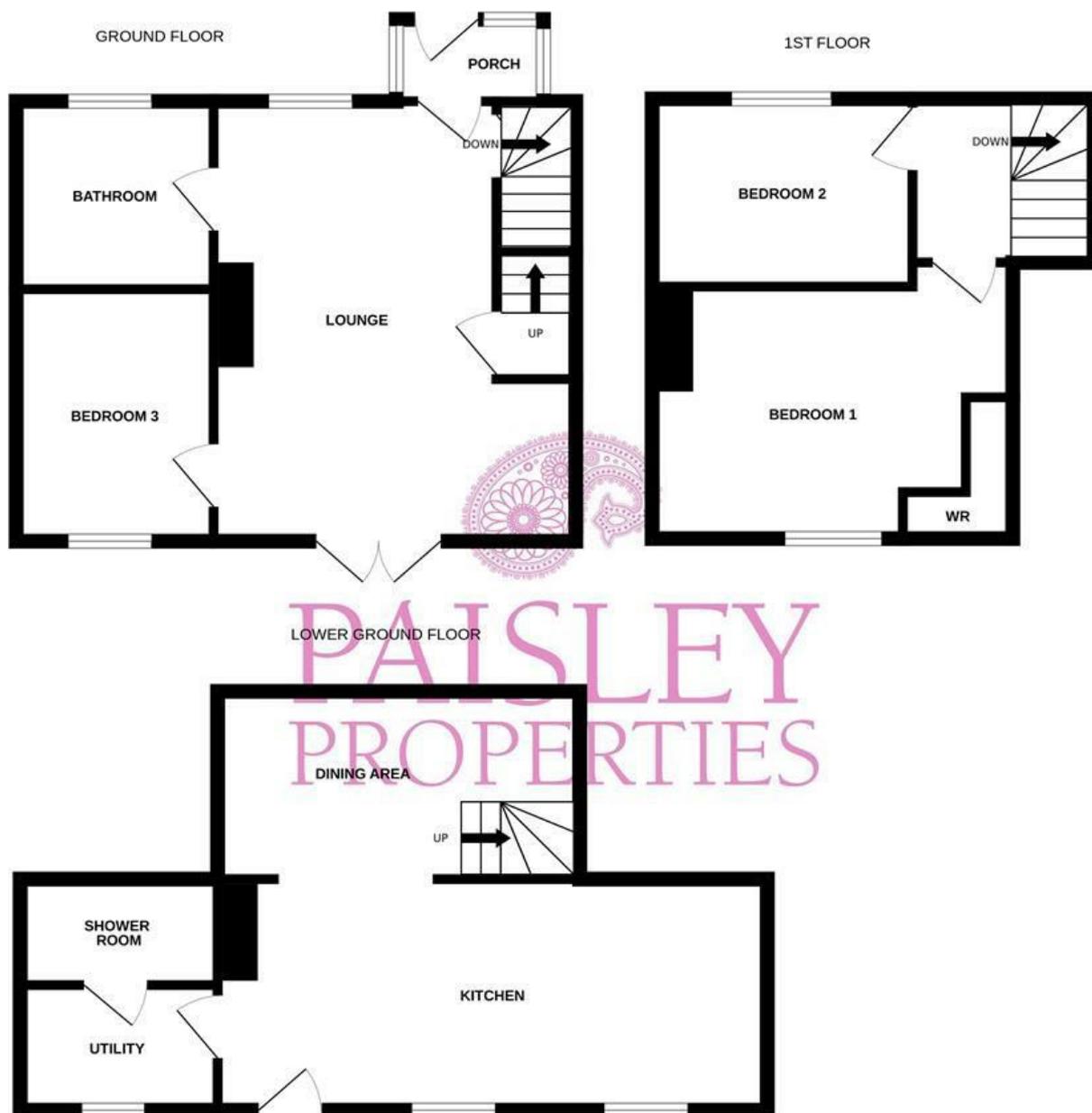
## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

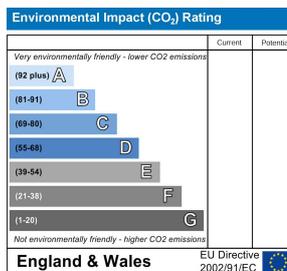
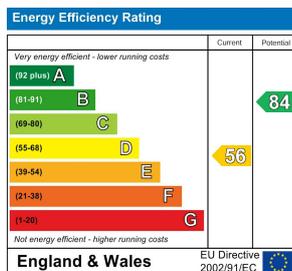
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.



PAISLEY PROPERTIES

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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