



# Snow Gate™

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## 3 Sandbeds

Honley, Holmfirth, HD9 6RD

An excellent opportunity to purchase a three bedroom detached true bungalow (believed to have been built in 1927), set back from the road in this private natural setting with various timber outbuildings in large mature gardens and grounds (approx 1.7 Acres) in need of modernisation with beautiful views. The property has almost limitless opportunities for extension, modernisation and redevelopment subject to all the usual planning permissions and offers an exciting opportunity in this very sought after residential area close to Hinchliffe's Farm Shop, beautiful countryside and Honley village centre.

£650,000



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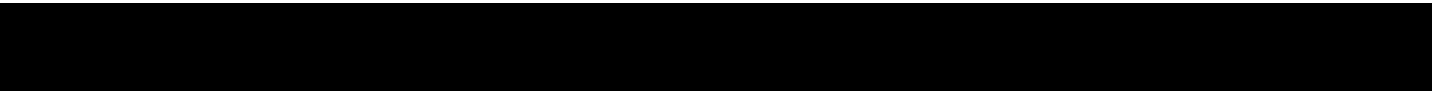


- THREE BEDROOM DETACHED TRUE BUNGALOW IN APPROX 1.7 ACRES
- PERFECT FOR MODERNISATION, EXTENSION AND/OR REDEVELOPMENT
- MATURE GARDEN AND WOODLAND SETTING FULL OF WILDLIFE
- SOUGHT AFTER LOCATION ON THE EDGE OF HONLEY, MAGDALE AND NETHERTON
- VARIOUS SPACIOUS TIMBER OUTBUILDINGS
- PRIVATE SETTING WITH STUNNING NATURAL OUTLOOK

<b>General Note</b>	<b>Pantry</b>
<b>Entrance</b>	6'7" x 4'8" (2.01m x 1.42m)
21'5" x 4'11" (6.53m x 1.50m)	<b>Utility/WC</b>
<b>Bedroom 1</b>	13'8" x 6'8" (4.17m x 2.03m)
14'6" x 13'4" (4.42m x 4.06m)	<b>Grounds</b>
<b>Bedroom 2</b>	<b>Outbuildings</b>
14'9" x 13'4" (4.50m x 4.06m)	
<b>Bedroom 3</b>	
13'6" x 7'10" (4.11m x 2.39m)	
<b>Bathroom</b>	
9'3" x 9'0" (2.82m x 2.74m)	
<b>Family/Dining Room</b>	
17'6" x 15'6" (5.33m x 4.72m)	
<b>Dining Kitchen</b>	
18'10" x 15'3" (5.74m x 4.65m)	



## Directions

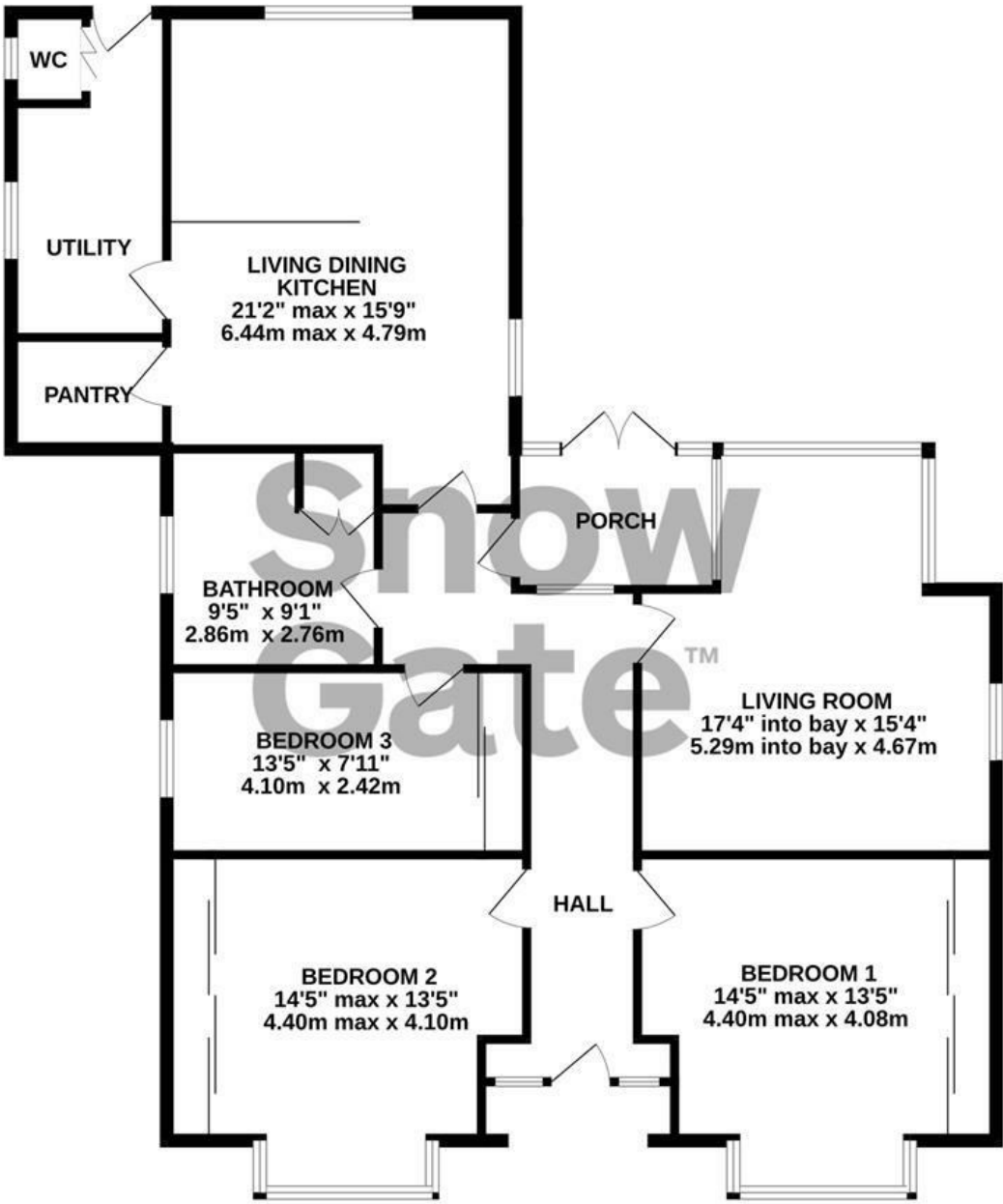








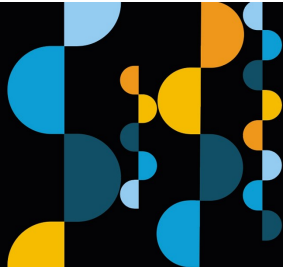
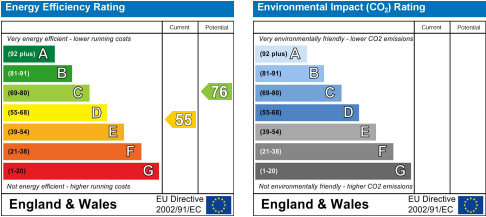
Floor Plan



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 sq.m.) approx.

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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