



Snow Gate™

Estate
agency
done
properly



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

3 Sandbeds

Honley, Holmfirth, HD9 6RD



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

General Note

Entrance

21'5" x 4'11" (6.53m x 1.50m)

Bedroom 1

14'6" x 13'4" (4.42m x 4.06m)

Bedroom 2

14'9" x 13'4" (4.50m x 4.06m)

Bedroom 3

13'6" x 7'10" (4.11m x 2.39m)

Bathroom

9'3" x 9'0" (2.82m x 2.74m)

Family/Dining Room

17'6" x 15'6" (5.33m x 4.72m)

Dining Kitchen

18'10" x 15'3" (5.74m x 4.65m)

Pantry

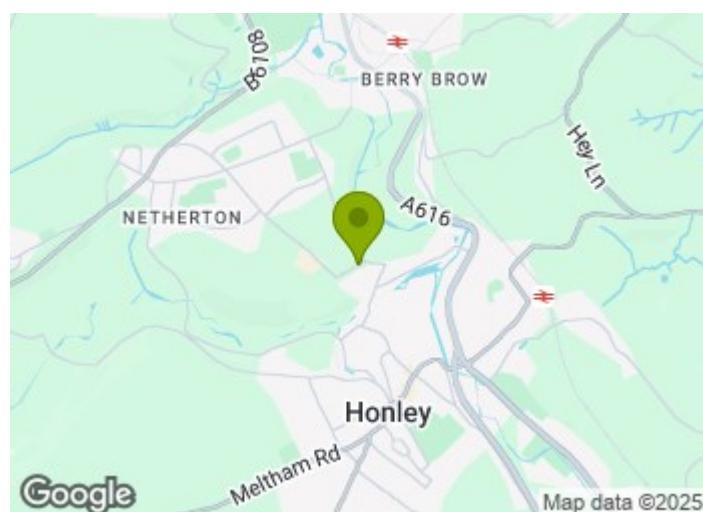
6'7" x 4'8" (2.01m x 1.42m)

Utility/WC

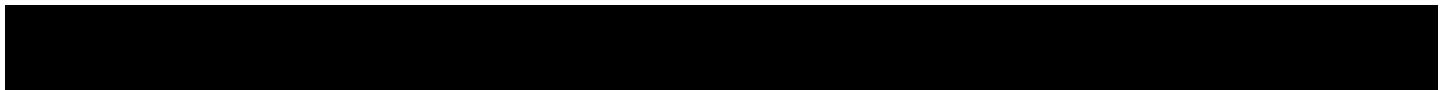
13'8" x 6'8" (4.17m x 2.03m)

Grounds

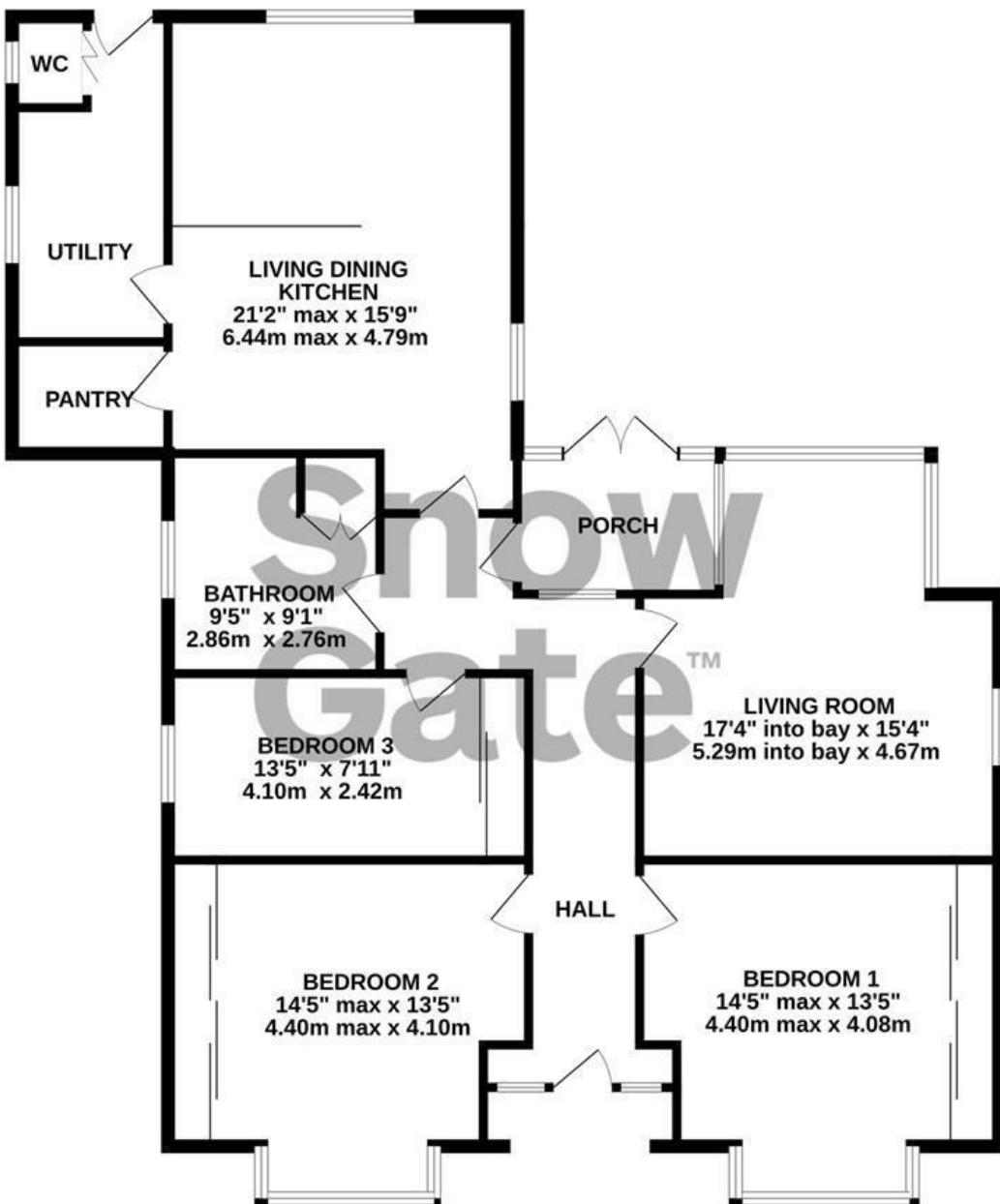
Outbuildings



Directions



Floor Plan

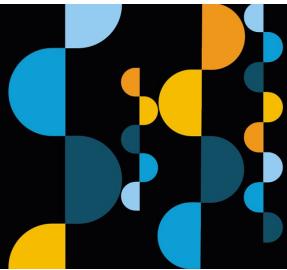


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Estate agency done properly
Snow Gate

Holmfirth 26 Victoria Street, West Yorkshire HD9 7DE
All Enquiries: 01484 680800

Mirfield 108 Huddersfield Road, West Yorkshire WF14 8AF
All Enquiries: 01924 497801

snowgate.co.uk