



26 Green Cliff

Honley, Holmfirth, HD9 6JN

A gorgeous four bedroom detached family home in this sought after village position with some of the most amazing roof top views. The flexible accommodation has been extended to create versatile contemporary living accommodation ideal for home working and a large family. Briefly comprises split level entrance hallway, down stairs WC, dining kitchen, utility, lounge, garden room and home office/family room. To the first floor are four good sized bedrooms, master with ensuite and family bathroom. Beautifully stocked low maintenance decked and lawned sun trap garden with views.

£550,000

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- FOUR BEDROOM DETACHED FAMILY HOME
- MASTER BEDROOM WITH ENSUITE, FAMILY BATHROOM AND DOWNSTAIRS WC
- FABULOUS VILLAGE POSITION WITH PANORAMIC WOODLAND VIEWS
- FLEXIBLE LIVING ACCOMMODATION WITH PARTIAL GARAGE CONVERSION
- TWO LARGE RECEPTION ROOMS AND A SPACIOUS DINING KITCHEN
- OFF ROAD PARKING , FRONT AND REAR GARDENS

Entrance

WC

5'9" x 4'7" (1.75m x 1.40m)

Lower Ground Hallway

Dining Kitchen

24'11" x 11'11" (7.59m x 3.63m)

Utility Room

9'0" x 8'6" (2.74m x 2.59m)

Lounge

21'0" x 12'11" (6.40m x 3.94m)

Garden Room

21'2" x 8'7" (6.45m x 2.62m)

First Floor Landing

Master Bedroom

13'1" x 12'3" (3.99m x 3.73m)

Ensuite

8'4" x 4'9" (2.54m x 1.45m)

Bedroom 2

12'9" x 12'0" (3.89m x 3.66m)

Bedroom 3

12'8" x 12'8" (3.86m x 3.86m)

Bedroom 4

8'3" x 7'11" (2.51m x 2.41m)

Family Bathroom

8'7" x 7'9" (2.62m x 2.36m)

Home Office

17'7" x 17'2" max (5.36m x 5.23m max)

Integral Garage Space

11'4" x 9'1" (3.45m x 2.77m)

Off Road Parking

Gardens

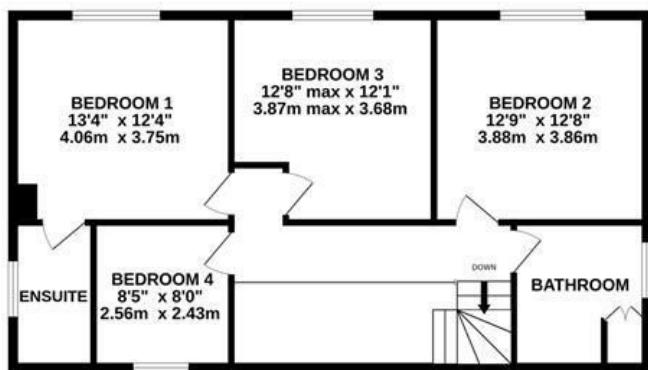
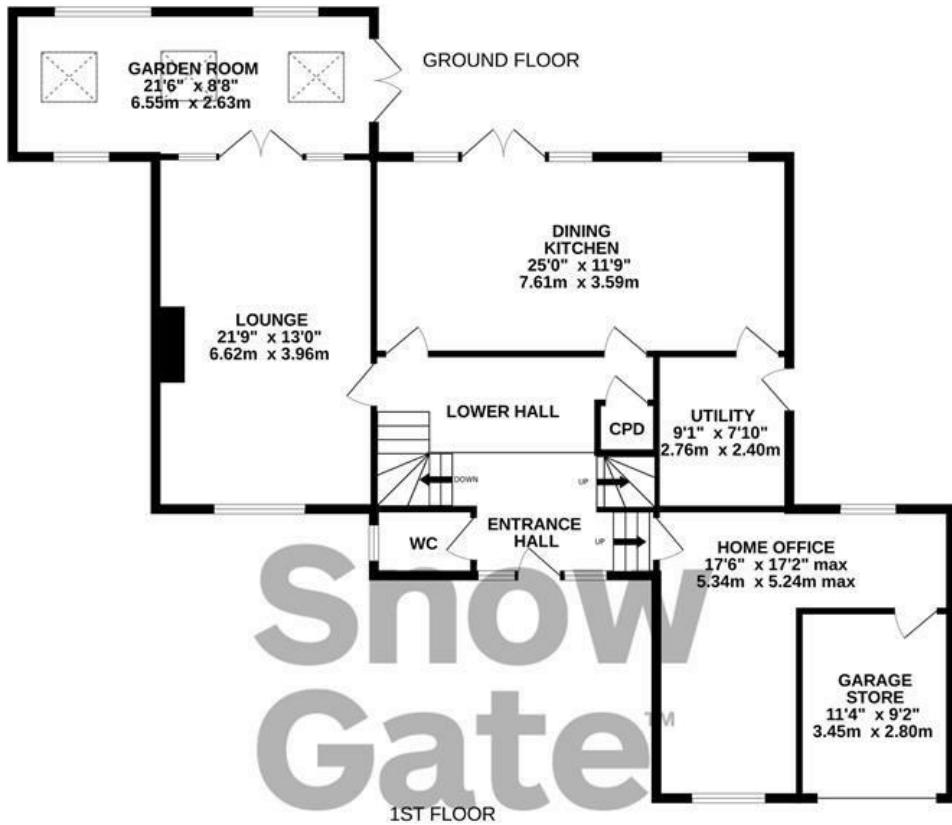


Directions

From the centre of Honley, head up Church Street taking a right onto Green Cliff, where the property can be found on the left hand side.



Floor Plan



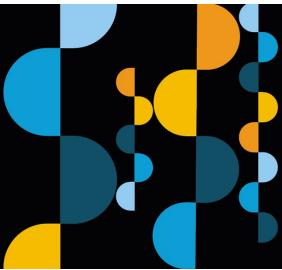
TOTAL FLOOR AREA : 2124 sq.ft. (197.3 sq.m.) approx.

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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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	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G	82	(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
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