



18 Bowland Close

Honley, Holmfirth, HD9 6FF

FOR SALE DUE TO RELOCATION is this much loved four double bedroom detached family home with the balance of the builders guarantee. The property occupies an enviable plot with views to both front and rear, side by side parking spaces and a single garage. The contemporary layout briefly comprises spacious hallway, lounge, downstairs wc, coats cupboard, living/dining kitchen, utility, four first floor bedrooms, master with ensuite and dressing area and a family bathroom. Off road parking, garage and enclosed lawned garden.

£450,000

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- MUCH LOVED FAMILY HOME FOR SALE DUE TO RELOCATION
- FOUR DOUBLE BEDROOM DETACHED HOUSE WITH BALANCE OF BUILDERS GUARANTEE
- VILLAGE LOCATION AND VIEWS TO BOTH FRONT AND REAR
- LARGE DINING KITCHEN WITH OPEN PLAN SNUG AREA
- IMMACULATE THROUGHOUT WITH INTEGRAL APPLIANCES AND SEPARATE UTILITY
- ENCLOSED LAWNED GARDEN, GARAGE AND OFF ROAD PARKING

Entrance

Lounge

17'5" x 10'7" (5.31m x 3.23m)

Downstairs WC

5'10" x 2'11" (1.78m x 0.89m)

Dining Kitchen

14'6" x 11'5" (4.42m x 3.48m)

Snug/Family Area

9'3" x 6'9" (2.82m x 2.06m)

Utility

7'6" x 6'1" (2.29m x 1.85m)

First Floor

Master Bedroom Suite

Dressing Area

8'8" x 7'2" less bulkhead (2.64m x 2.18m less bulkhead)

Kingsize Bedroom

12'8" x 10'4" (3.86m x 3.15m)

Ensuite

7'4" x 6'3" (2.24m x 1.91m)

Bedroom 2

12'6" x 11'0" (3.81m x 3.35m)

Bedroom 3

13'8" x 10'2" (4.17m x 3.10m)

Bedroom 4

11'7" x 11'2" (3.53m x 3.40m)

Family Bathroom

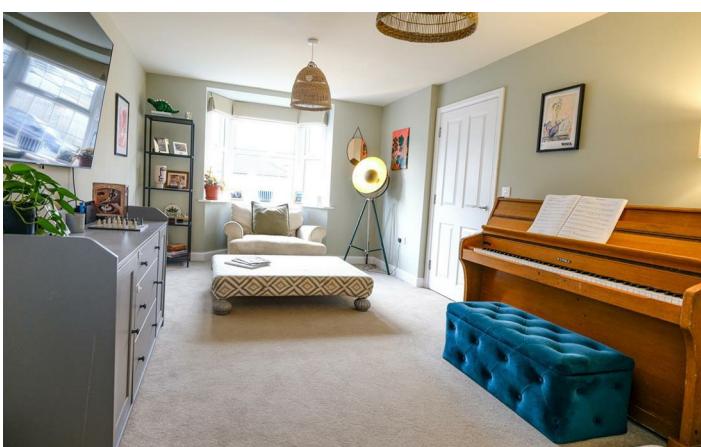
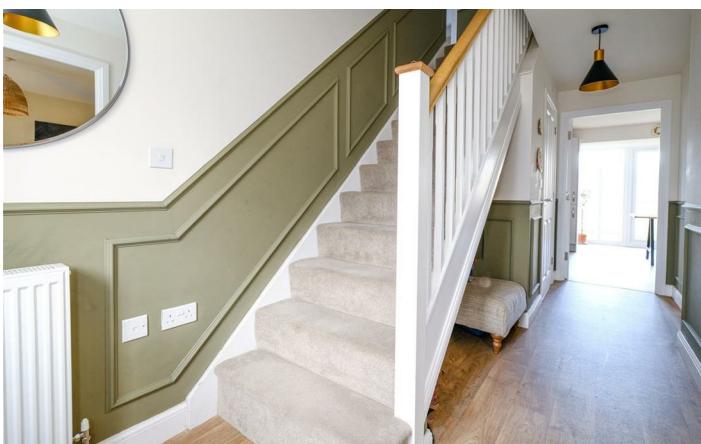
9'7" x 6'10" (2.92m x 2.08m)

Parking and Garage

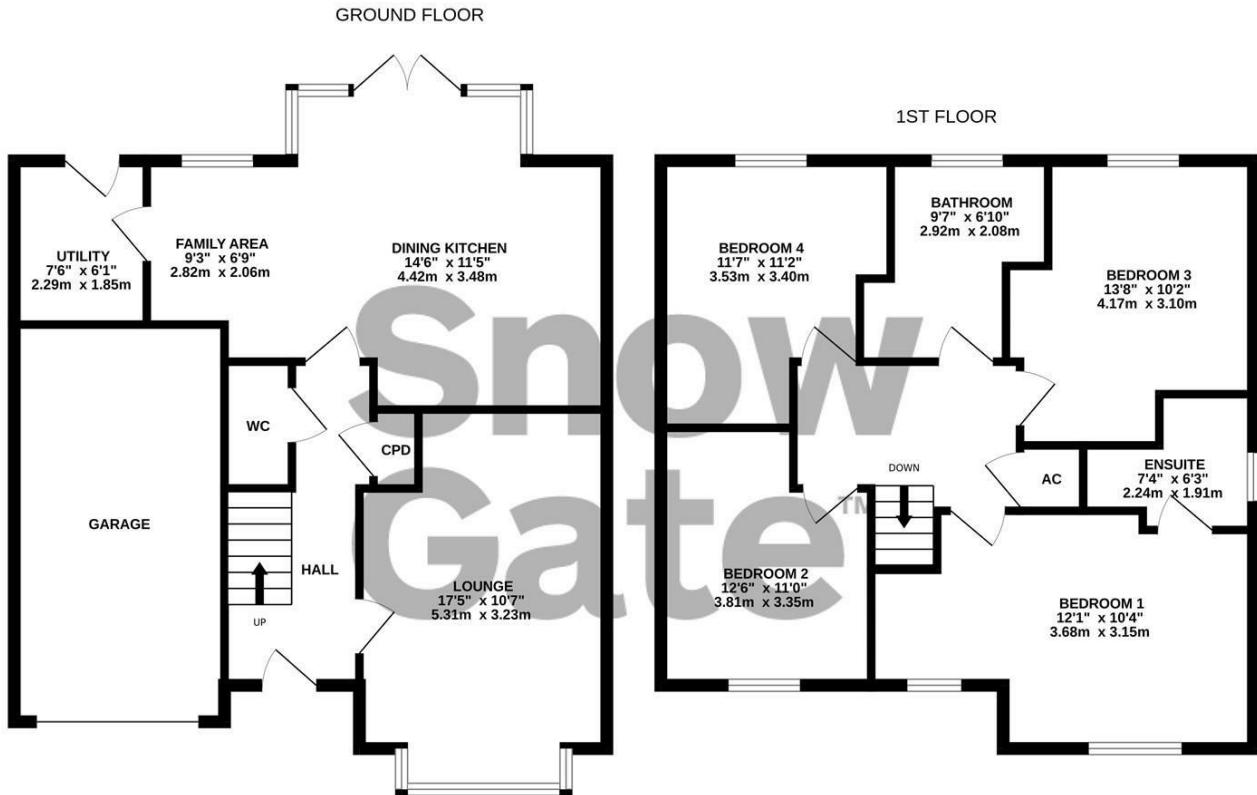
Garden



Directions



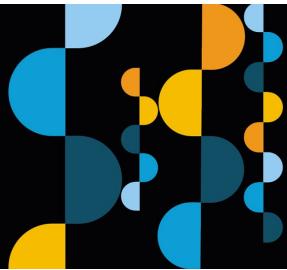
Floor Plan



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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Present	Current
Very energy efficient - lower running costs (92 plus) A		93	Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B	84		(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	



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