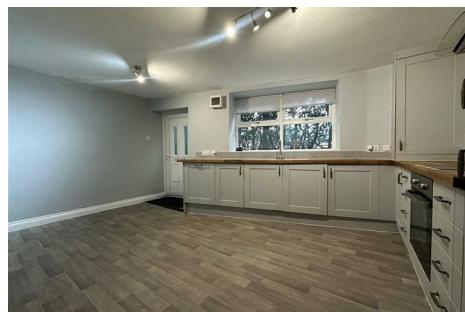




# Snow Gate™

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## 45B Reins Terrace

Honley, Holmfirth, HD9 6LS

A very nicely presented one/two double bedroom cottage just off the centre of Honley which has recently been updated with contemporary fixtures and fittings and neutral decoration and floor coverings. The heart of the property is the very spacious living/dining kitchen with integral appliances and space for both living/dining. The accommodation briefly comprises dining kitchen, home office, first floor bathroom, bedroom and lounge/second double bedroom. Off road parking. Gas central heating and double glazing.  
NO VENDOR CHAIN.

O.I.R.O £107,500

# 45B Reins Terrace

## Honley, Holmfirth, HD9 6LS



- ONE/TWO DOUBLE BEDROOM COTTAGE WITH OFF ROAD PARKING
- SPACIOUS FIRST FLOOR LOUNGE OR SECOND DOUBLE BEDROOM
- IMMACULATE THROUGHOUT WITH MODERN FIXTURES AND FITTINGS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LARGE OPEN PLAN LIVING/DINING KITCHEN WITH INTEGRAL APPLIANCES
- NO VENDOR CHAIN

### Entrance

### Dining Kitchen

16'4" x 11'8" (4.98m x 3.56m)

### Inner Lobby

### Home Office

9'1" x 7'9" (2.77m x 2.36m)

### First Floor Landing

### Lounge/Second Bedroom

16'11" x 10'6" average (5.16m x 3.20m average)

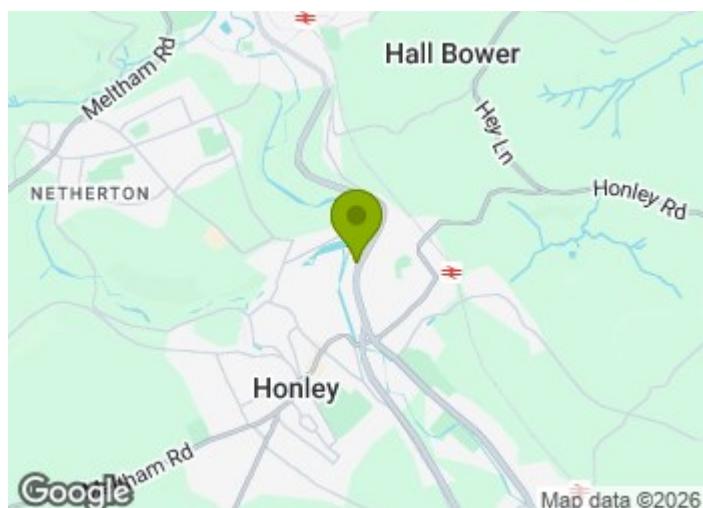
### Bedroom

10'3" x 9'0" (3.12m x 2.74m)

### Bathroom

6'3" x 5'7" (1.91m x 1.70m)

### Off Road Parking



### Directions

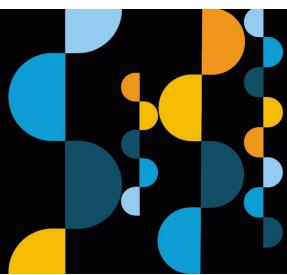




## Floor Plan

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 <sub>2</sub> ) Rating	
	Current	Projected	Current
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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