



## Holly Lodge Howroyd Lane

Whitley, Dewsbury, WF12 0NB

Holly Lodge is an individual three double bedroom detached family sized bungalow built in 1981 in natural Yorkshire stone and located in this highly desirable village location enjoying the rural surrounds and capturing breathtaking views across the valley. Accessed via a private driveway owned by this property with the immediate neighbour having access, there is off road parking and access to the double garage. Many walks are available directly from the doorstep! Also being conveniently positioned a short distance to local amenities including schools and public transport links. The railway station in Mirfield benefits from a direct line to London, as well as connecting the nearby cities such as Leeds and Manchester. Also well positioned for access to the M1 & M62 motorways. Enjoying a generous plot with substantial South-facing gardens and patio seating areas ideal for hosting guests while enjoying the sunshine! NO CHAIN.

**Offers Over £550,000**

# Holly Lodge Howroyd Lane

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- THREE DOUBLE BEDROOM DETACHED FAMILY BUNGALOW
- HIGHLY DESIRABLE LOCATION IN BEAUTIFUL RURAL SETTING WITH COUNTRYSIDE VIEWS
- WELL PRESENTED & OFFERING FURTHER EXCITING POTENTIAL
- CONVENIENT FOR ACCESS TO THE MOTORWAYS
- GENEROUS GARDENS, DRIVEWAY & INTEGRAL DOUBLE GARAGE
- NO ONWARD CHAIN

## Entrance

## Living Room

## Study

## Dining Kitchen

## Bathroom

## Master Bedroom

## Ensuite

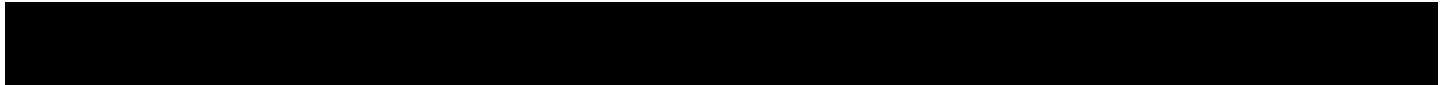
## Bedroom Two

## Bedroom Three

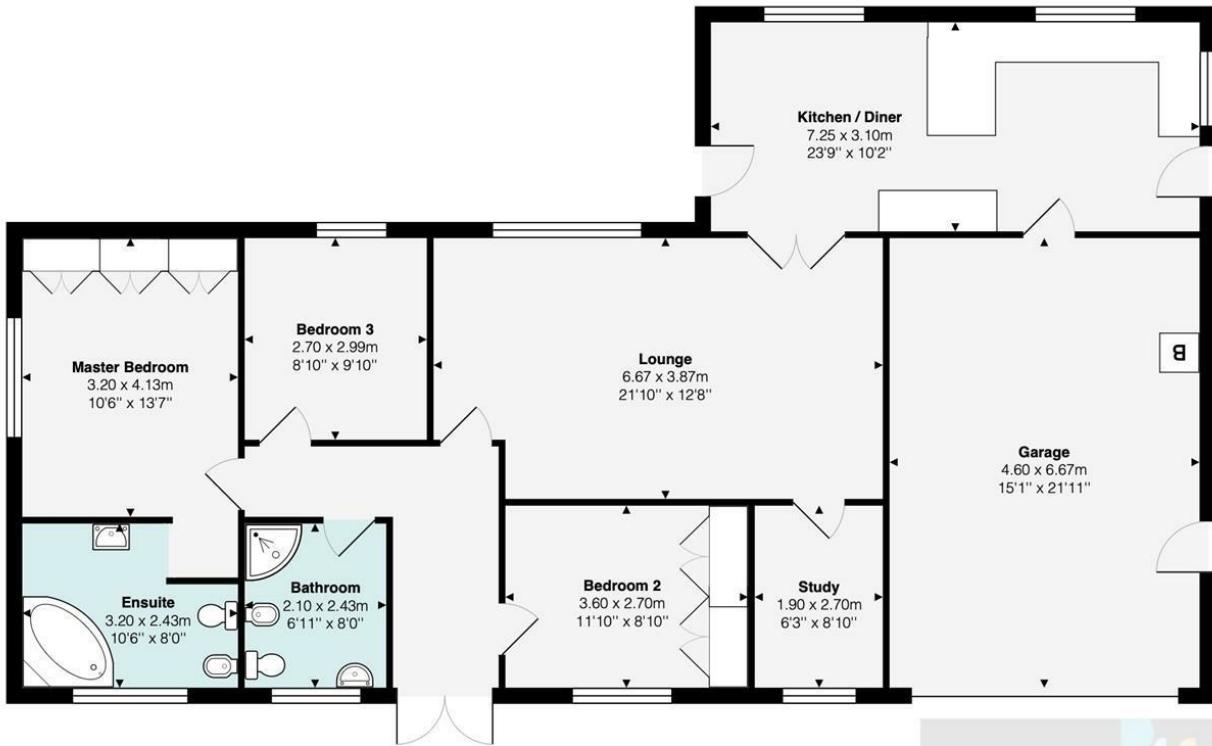
## Integral Garage

## Driveway & Gardens





# Floor Plan



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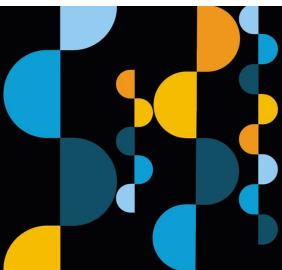
Total Area: 139.7 m<sup>2</sup> ... 1503 ft<sup>2</sup>

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

**Snow Gate**

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   | Potential | Current   | Potential |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b> |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b> |           |
| (81-91) <b>B</b>  |           | (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>  |           | (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>  |           | (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>  |           | (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>  |           | (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>   |           | (1-20) <b>G</b>   |           |
| 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   |           |



**Estate agency done properly**

**Snow Gate**

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