



24 Holly Way, Honley, Holmfirth, HD9 6FN

£395,000

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Enjoying a cul-de-sac location on a modern development, this well proportioned, 3 bedroom detached house offers spacious living accommodation for the modern family.

Featuring a ground floor cloakroom/WC, useful utility room, built-in/fitted storage and three well proportioned bedrooms, including a master bedroom complete with en suite shower room.

The property is neutrally decorated throughout, allowing for personal touches to be easily added and the current owner has recently installed quality carpets and flooring, fitted blinds and had additional storage fitted within the kitchen and utility room.

Also boasting a good-sized detached garage with EV charging point and driveway, the property would suit a variety of buyers due to its commuter links and access to local schools.

All this and the added bonus of an NHBC guarantee providing peace of mind for prospective buyers.

Energy Rating: B



## GROUND FLOOR:

### Entrance Hall

A bright and neutrally decorated entrance hall, which has quality Amtico flooring, a central heating radiator and a carpeted staircase which rises to the first floor.

### Cloakroom/WC

Having full tiling to the walls and floor and furnished with a 2 piece suite comprising of a low flush WC and a pedestal wash hand basin. There is also a central heating radiator.

### Lounge

18'1" x 9'9" (5.51m x 2.97m)

This good sized reception room enjoys lots of natural light from the dual aspect windows, with the large bay window being a particular feature. There are also two central heating radiators.

### Dining Kitchen

18'0" x 9'6" (5.49m x 2.90m)

The kitchen has tiling to the floor and a range of matching wall and base

units with working surfaces over and an inset stainless steel sink. Integrated appliances include a fridge, freezer, 4 ring gas hob with stainless steel extractor hood over, oven and dishwasher. There is also a central heating radiator, two uPVC double glazed windows and French doors with built-in blinds which lead out to the rear garden.

### Utility Room

6'10" x 6'3" (2.08m x 1.91m)

The utility room has tiling to the floor, access to a useful under-stair store cupboard, additional storage cupboards which match the kitchen units, space and plumbing for a washing machine and a central heating radiator. An external door leads to the side of the property.

## FIRST FLOOR:

### Landing

Having a fitted storage cupboard, central heating radiator, access to the loft and a uPVC double glazed window.

### Master Bedroom

10'2" x 11'0" (3.10m x 3.35m)

This double room has built-in wardrobes with sliding mirrored door fronts. There is also a central heating radiator and dual aspect uPVC double glazed windows.

### En suite Shower Room

Having full tiling to the walls and floor. This room is furnished with a 3 piece suite comprising of a shower enclosure with sliding door, low flush WC and hand wash basin. There is also a ladder style radiator and uPVC double glazed window.

### Bedroom 2

10'9 x 9'9 (3.28m x 2.97m)

Another double room which has fitted wardrobes with sliding mirrored door fronts, a central heating radiator and uPVC double glazed window.

### Bedroom 3

8'5" x 7'7" (2.57m x 2.31m)

This comfortably sized single bedroom has a central heating radiator and uPVC double glazed window.





**Bathroom**

The bathroom has full tiling to the walls and floor and is furnished in a three piece suite comprising of a bath with shower over and shower screen, low flush WC and a wash hand basin. There is also a ladder style radiator and uPVC double glazed window.

**OUTSIDE:**

To the front there is a section of lawn and to the side, a tarmacadam driveway provides off road parking and in turn leads to the detached garage. A paved pathway leads to a gated garden to the rear. The rear garden is a good size, has perimeter fencing and is ready for the new owner to landscape to their own taste and style.

**Garage**

19'7" x 9'10" (5.97m x 3.00m)

The garage has an EV charging point, internal power and lighting.

**BOUNDARIES & OWNERSHIPS:**

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

**DIRECTIONS:**

Leave Huddersfield via Chapel Hill (A616) heading towards Lockwood. At the traffic lights, turn left onto Bridge Street which then becomes Woodhead Road. Continue along Woodhead Road as it passes through Berry Brow and on towards the traffic lights. On approaching the traffic lights, take the right hand lane towards Honley. Continue through the lights past Jacobs Well and keep on A6024 Woodhead Road. The development can be found on the left hand side.

**TENURE & ESTATE SERVICE CHARGE:**

Freehold - Please note, the property was purchased in December 2024. The title change application was applied for in January 2025, but hasn't yet been completed at Land Registry. This will be expedited prior to completion on a sale.

Please also note that there is an estate charge for the maintenance of communal grassed areas. The estate management company only recently took over in August 2025. So the annual cost for each resident has not yet been finalised, due to the development still being an active site.

We would therefore advise any prospective buyers to make enquiries with their legal representative prior to commitment to purchase the property.

**COUNCIL TAX BAND:**

D

**MORTGAGES:**

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**ONLINE CONVEYANCING SERVICES:**

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

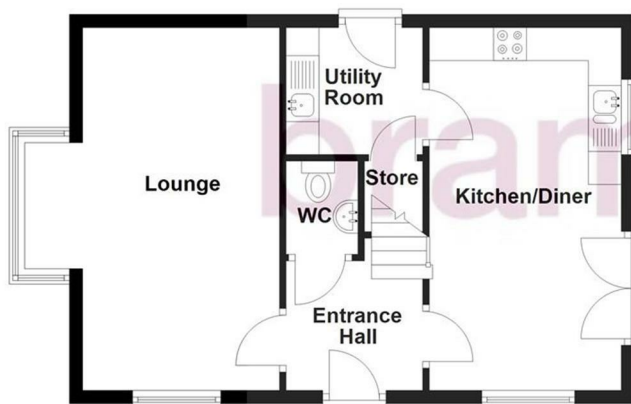




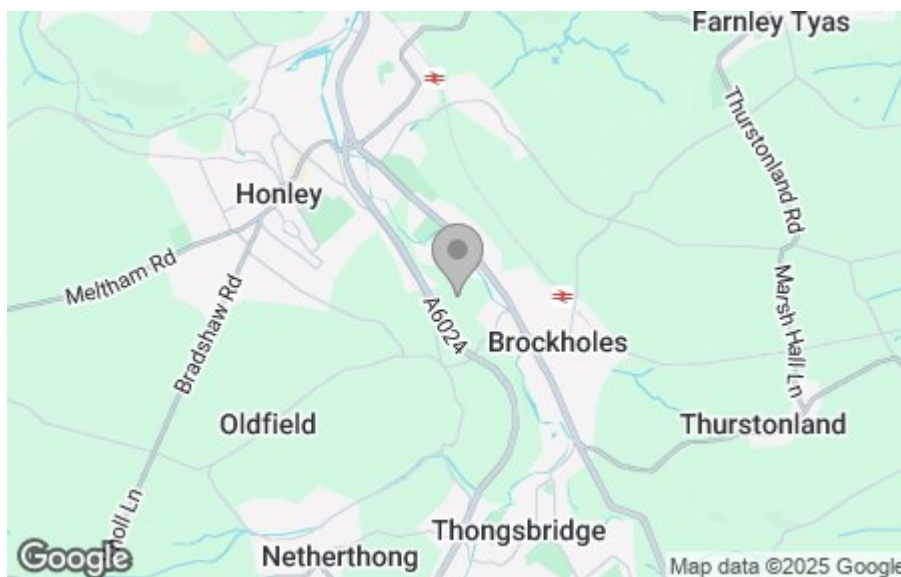




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>	83	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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