





## St Marys Mews Honley, HOLMFIRTH

Offers In Region Of £269,000

TUCKED AWAY IN A PICTURESQUE HAMLET, THIS DELIGHTFUL THREE BEDROOM SEMIDETACHED OFFERS THE PERFECT BLEND OF VILLAGE CHARM AND PEACEFUL SECLUSION – ALL IN THE VERY HEART OF SOUGHT-AFTER HONLEY.



A pretty front garden and useful outdoor store welcome you, with a pathway leading around to the rear where a generous patio garden awaits. With a delightful outlook, this suntrap is perfect for morning coffee, lazy afternoons, or evening gatherings with friends.

Inside, the inviting lounge is bathed in natural light, with French doors opening straight onto the garden – creating a wonderful indoor-outdoor flow. Just a few steps down, the well-proportioned kitchen benefits from high gloss units, complemented by a versatile additional room, perfect for a dining room or 2nd reception room.

Upstairs, the light-filled second bedroom overlooks the front garden, while the smallest bedroom makes the perfect single room, nursery, or dedicated workspace. The main bedroom is a true retreat – spacious, peaceful, and private, with built-in wardrobes and fabulous rear garden views.

The property also boasts a driveway leading down to a garage with power and light supply.

This is a home that combines character, flexibility, and a highly desirable location – ready to offer its next owners the tranquil lifestyle they've been searching for.

Council Tax: C

EPC: D

Tenure: Freehold

Parking: Garage



Electric:Mains

Gas:Mains

Water:Mains

Heating:Gas

Broadband:Full Fibre Broadband

Mobile Coverage: 4G/5g check with your provider

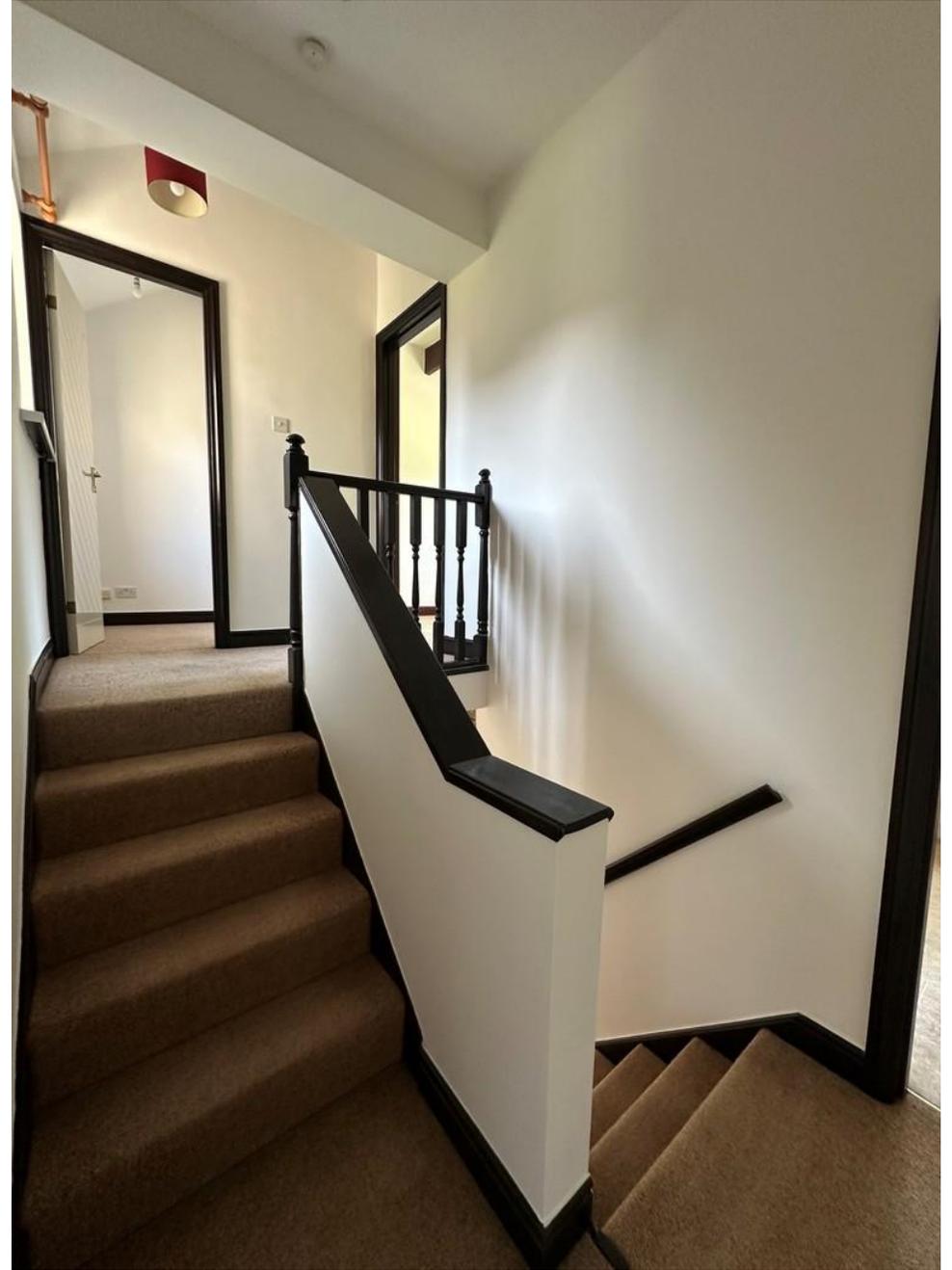
AGENT NOTES 1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





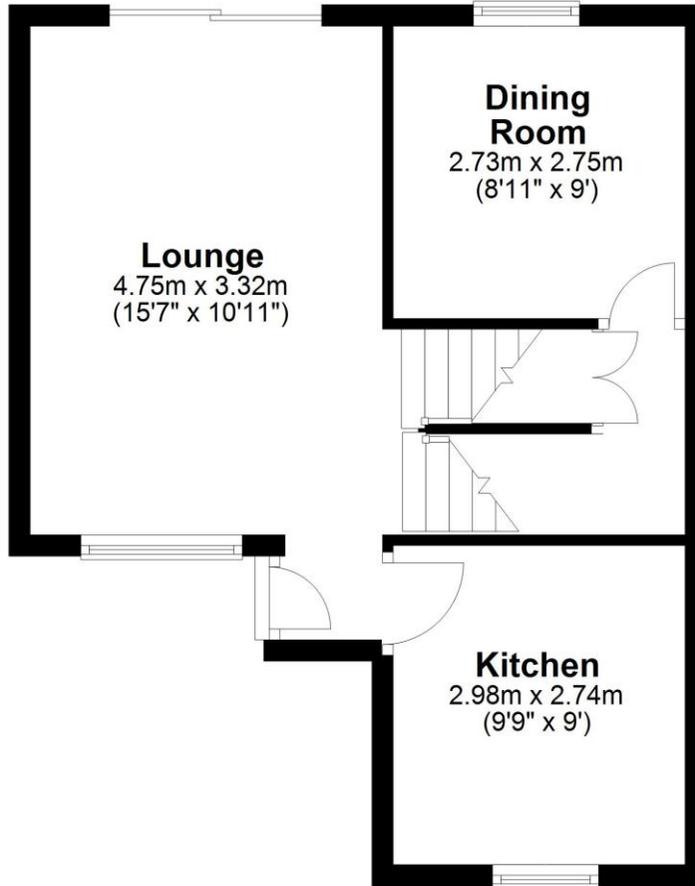






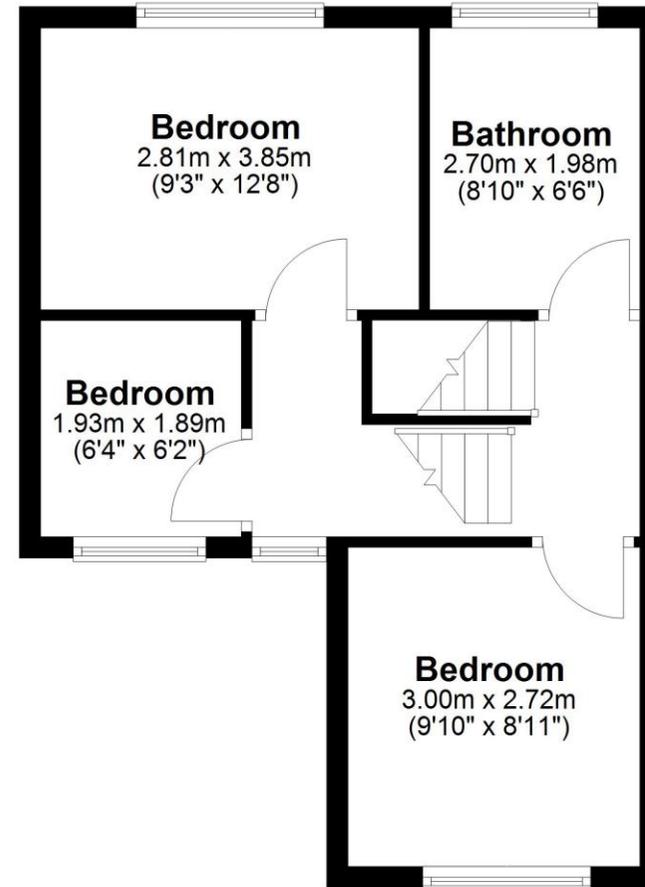
## Ground Floor

Approx. 38.7 sq. metres (417.1 sq. feet)



## First Floor

Approx. 36.7 sq. metres (394.5 sq. feet)



Total area: approx. 75.4 sq. metres (811.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		