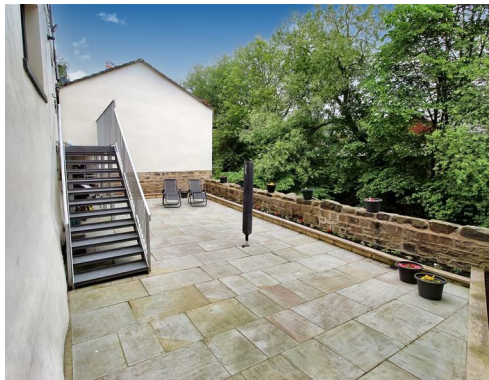


33 Eastgate,  
Honley HD9 6PA

OFFERS OVER  
£290,000



LOCATED IN THE SOUGHT AFTER VILLAGE OF HONLEY AND WITH VIEWS OVER THE RIVER HOLME, THIS WONDERFULLY SPACIOUS THREE DOUBLE BEDROOM DETACHED FAMILY HOME BOASTS A STYLISH DINING KITCHEN AND A GREAT SIZED, PRIVATE PATIO AREA.

FREEHOLD / COUNCIL TAX BAND: D / ENERGY RATING: E

PAISLEY  
PROPERTIES

## **ENTRANCE HALLWAY**

You enter the property through a composite part glazed door into this welcoming entrance hallway which really does set the scene for the accommodation on offer, decorative ceiling arch, room for removing shoes and coats, beautiful wood flooring underfoot and doorways lead through to the lounge and dining kitchen.

## **LOUNGE 15'5" x 15'3" max**

This light and airy room is beautifully presented and has a gas fire with exposed stone fireplace with marble surround and hearth, a great amount of space to accommodate free standing furniture, alcoves to either side of the chimney breast, wood flooring underfoot, three large windows which flood the room with natural light and a door leads through to the entrance hallway.



## **DINING KITCHEN 18'4" x 13'8" max**

This stylish dining kitchen really is the heart of the home, with wooden floors underfoot, a gas fire with marble surround and boasting great views over the rear patio. The kitchen itself is fitted with a range of cream gloss wall and base units, contrasting granite work surfaces with attractive tile splash backs, composite sink and drainer with mixer tap over and a handy cupboard which houses the boiler is ideal for storing household items. Integrated appliances include a dishwasher, fridge freezer, electric oven, six ring gas hob with extractor fan over, washer and drier. There is ample space for a dining table and chairs being ideal for family meals. An external door leads on to the balcony and a door leads through to the entrance hallway.



## **FIRST FLOOR LANDING**

From the entrance hallway, stairs ascend to the first floor landing with a wood spindled balustrade. A large rear aspect window lets natural light flow through onto this good sized landing which has space for freestanding furniture, integrated storage cupboards ideal for towels and bed linen, loft hatch and doors lead to three bedrooms and the family bathroom.



### **BEDROOM ONE 15'6" x 15'2" apx**

This neutrally decorated, generous sized double bedroom positioned to the front of the property has wooden floors, a bank of fitted wardrobes, drawers and dressing table, space for freestanding furniture, features windows to three sides and a door leads on to the first floor landing.



### **BEDROOM TWO 11'3" x 11'1" apx**

Positioned at the front of the property and being another good sized double bedroom with room for freestanding furniture and a doorway leads to the first floor landing.



### **BEDROOM THREE 10'10" x 6'10" apx**

A third double bedroom positioned to the rear of the property, currently being used as a child's bedroom which would make a lovely home office or hobby room with views over the rear patio and the "River Holme". A door leads through to the first floor landing.



### **HOUSE BATHROOM**

This modern bathroom is fitted with a three piece white suite, including a bath with rainfall shower over and glass screen, pedestal hand wash basin and a low level W.C. The room is fully tiled and has contrasting tiles to the floor, an obscure glazed front window, chrome heated towel rail and a door leads through to the first floor landing.



### **REAR GARDEN**

You can enter the rear garden from a wrought iron gate to the side of the property or through the dining kitchen door onto the balcony. Stairs descend to a large low maintenance patio area with lovely appointed flower beds. There is a doorway to a cellar ideal for storing garden furniture, ample space for outdoor dining furniture making this a wonderful place to have family barbecues whilst enjoying privacy and views over the river below.



## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **SURVEY TEXT**

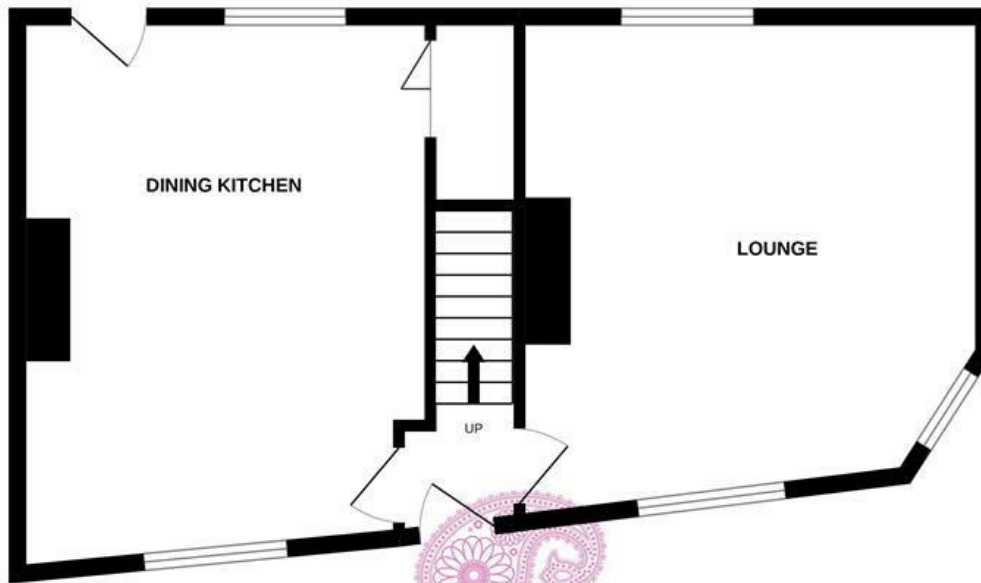
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## GROUND FLOOR



## 1ST FLOOR



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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