



Applegate  
Properties



- Stunning detached residence
- Four beds/ three baths
- Garage and Gardens
- High quality contemporary interior

**Eastwood House, Green Cliff, Honley, Holmfirth, HD9 6JN Guide Price: £750,000 - £795,000**

A recently extended and improved detached residence offering high quality, contemporary and versatile family accommodation with detached garage in generous gated grounds with idyllic open views close to popular Honley village.



## PROPERTY DESCRIPTION

Occupying an idyllic tucked away position within its own gated grounds is this substantial and extended stone detached residence. This stunning property affords versatile and spacious accommodation which currently includes four double bedrooms, three bathrooms and study area but with planning permission (in perpetuity as works commenced) to extend further to create five/six bedrooms (Planning App. No: 2018/93717 /2019/92128).

Being presented to a high standard with quality fittings throughout, the property is ideally placed in a tranquil position yet easily accessible for the popular shops, restaurants and amenities of Honley village as well as regarded schooling.

Being of particular interest to the family or professional couple looking for a stylish turn-key property, the accommodation comprises: Entrance Hallway, Cloaks/w.c, spacious Utility Room, superb open plan Living/Dining Kitchen with quality German fittings, central island, integrated appliances, dining and living areas both with doors to garden and views of surrounding countryside, generous Sitting room with feature fireplace and central Hallway with turned glass and timber staircase and fitted study/office area.

To the First Floor a spacious landing leads to four double bedrooms, two having stylish en suite shower rooms and House Bathroom, all superbly appointed with contemporary furnished suites, tiling and lighting.

Externally, the property is located down a shared lane with private gated entrance leading to generous parking with turning circle (planning granted for additional double garage), existing detached garage and established gardens to three sides including raised, landscaped tiered gardens, lawned areas, mature trees and patio seating areas with pleasant views of the adjoining fields.

**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification

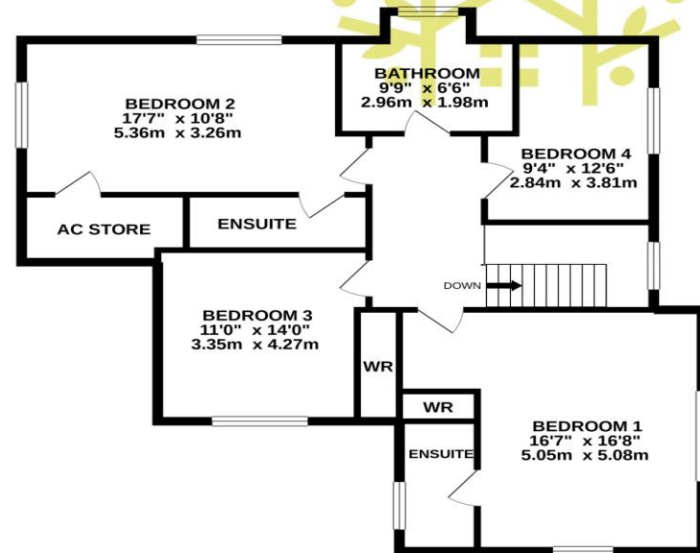
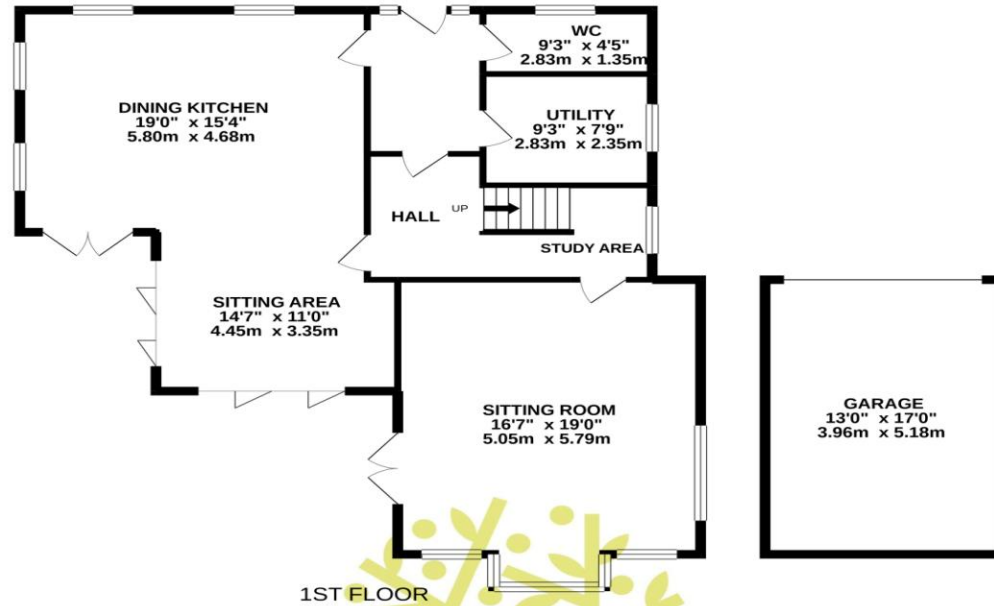




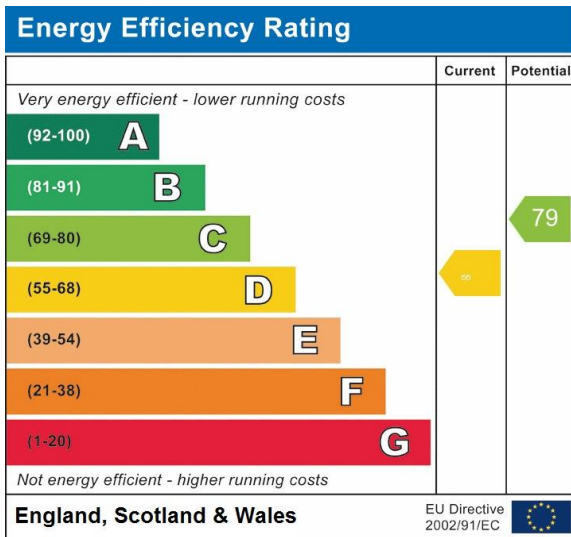




GROUND FLOOR



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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Address:

Eastwood House, Green Cliff

### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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### Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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### Office Opening Hours

Monday – Friday 9.00am – 5.30pm

Saturday – 9.00am – 4.00pm

Saturday – 4.00pm – 5.30pm (reception team)

Sunday – 9.00am – 5.30pm (reception team)