



Applegate  
Properties



- Grade II listed weavers cottage
- Over three floors
- Versatile one/two bed interior
- Generous gardens and parking

**Huddersfield Road, Honley, Holmfirth, HD9 6LT**

**Offers over £205,000**

A most characterful and spacious Grade II Listed three storey rear weavers cottage with open views, large garden, generous driveway and out buildings on fringes of popular Honley village.



## PROPERTY DESCRIPTION

Affording spacious and versatile one/two bedroom accommodation arranged over three floors which could be re-configured (subject to necessary consents) to a two/three bed layout, is this most interesting stone rear weavers cottage. Affording a wealth of period charm and character throughout including high ceilings, exposed beams and range fireplaces the property may well suit a variety of potential buyers including the young couple or family. Having gas central heating the property occupies a pleasant tucked away position, well set back from the road and having a surprisingly private and generous rear garden with open aspect over fields. The property is well placed for regarded nearby schooling, popular village amenities in Honley and easy access to both Huddersfield and the Holme Valley.

In brief the accommodation comprises: Entrance lobby with impressive wide staircase to first floor, spacious Living/ Dining Kitchen with fitted units, feature cast iron range fire, exposed ceiling beams, useful understairs store (blocked access to vaulted storage cellar) and sash windows over-looking rear garden.

To the first floor a generous landing leads to a double bedroom with decorative feature fireplace, fitted storage and views over garden and fields beyond, Bathroom furnished with a three piece suite and over bath shower.

Stairs lead to the second floor which currently hosts a most spacious Sitting Room (could be bedroom) with feature fireplace and a bank of sash windows, again overlooking the fields to the rear. This room may lend itself to partition (subject to permissions) to create further bedroom space.

Externally, the property has a most generous graveled driveway to the front affording multi-vehicle parking with further coal store and access to an exterior, attached stone outbuilding with power, lighting and separate w.c (all offering further potential). Gated access leads to a lower barbeque area with steps to a large tiered garden having paved and lawned areas with stocked borders, space for shed and fenced boundaries.

Council Tax: B

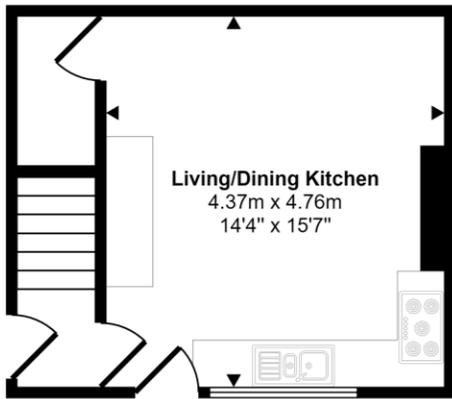
EPC: Grade II listing exemption

Tenure - Freehold

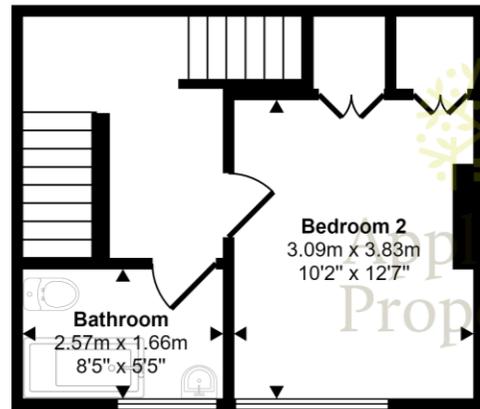
**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holm firth branch. Properties cannot be classed as Sold Subject to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







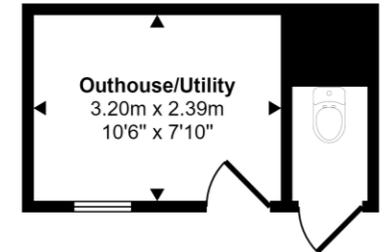
Ground Floor



First Floor



Second Floor



Outhouse/Utility

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**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.

Copyright: Drawing by Applegate Properties

**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.

**Copyright**

Unauthorised reproduction prohibited

**Office Opening Hours**

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm