



Applegate  
Properties



- Attractive cottage
- Three double bedrooms
- Characterful & stylish interior
- Central village location

**Exchange, Honley, Holmfirth, HD9 6AY**

**Guide Price: £240,000-£250,000**

A superbly presented, most characterful and deceptively spacious three bed cottage in pleasant courtyard position close to centre of regarded Honley village.





## PROPERTY DESCRIPTION

Occupying a pleasant tucked away position within the 'Old Quarter' of desirable Honley village is this most attractive mid stone cottage. Affording most characterful, much improved and spacious accommodation which includes three double bedrooms and period features throughout including exposed beams, exposed stonework and mullions and log burning stove in inglenook fireplace, the property may well suit a variety of buyers including the first time buyer, young family or downsizer. Being ideally placed only a short walk from the varied and popular shops, restaurants and amenities of thriving Honley village as well as regarded schooling and railway station nearby, the property is also currently a successful holiday let.

In brief the accommodation comprises: Entrance Lobby with attractive exposed stonework and stairs to first floor, spacious Dining Kitchen fitted with a range of farmhouse style units with stone fireplace, stone flagged flooring with underfloor heating and exposed ceiling beams, inner lobby with boot storage and useful understairs store and door to extremely generous yet cosy Living Room which again includes exposed ceiling beams, log burning stove in stone surround, access to useful large store. A rear lobby gives access to the rear and further cloaks/w.c furnished with a two piece white suite. To the First Floor a spacious split level landing gives access to three large double bedrooms, the Principal being of a particularly generous size with vaulted ceilings and exposed trusses and House Bathroom tastefully furnished with a four piece white suite including free standing bath and separate shower cubicle.

Externally, the property is approached via a shared cobbled courtyard providing informal parking (not on deeds) for this and neighbouring properties and useful outhouse store. The property also has access to the rear area. No vendor Chain.

EPC: C

Tenure: Freehold

Council Tax: C

**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.



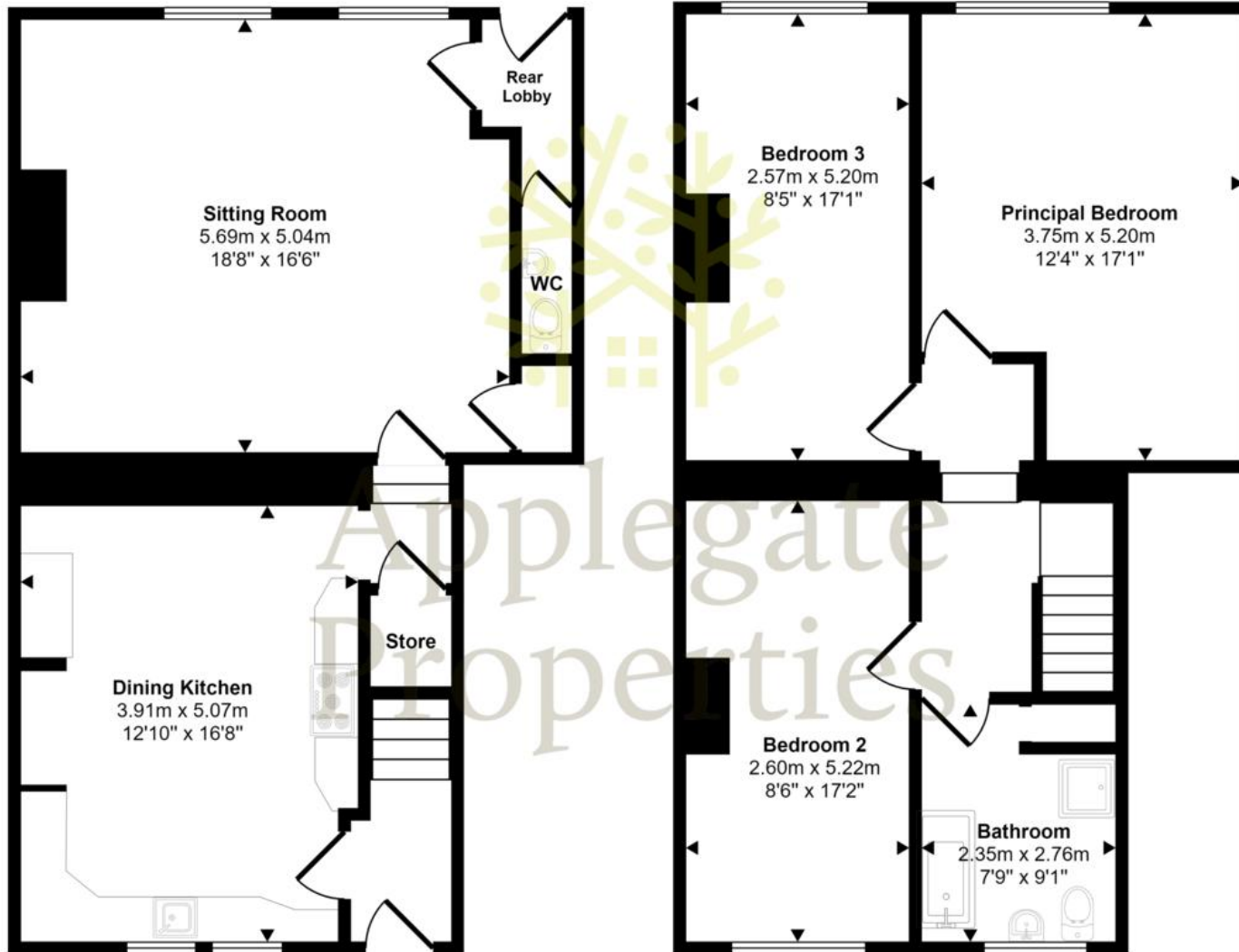




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Approx Gross Internal Area  
124 sq m / 1331 sq ft



Ground Floor  
Approx 61 sq m / 660 sq ft

First Floor  
Approx 62 sq m / 671 sq ft

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### 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

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#### 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 – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED