



Applegate
Properties



- Charming stone cottage
- Over three floors
- Two receptions
- Two double bedrooms

Town Head, Honley, Holmfirth, HD9 6BW

Offers in the region of: £250,000

A characterful and charming two stone cottage offering flexible and spacious two bedroom accommodation over three floors with cottage garden in sought after 'old quarter' of desirable Honley village.



PROPERTY DESCRIPTION

Nestled in the heart of the old quarter conservation area of Honley village, this attractive stone three-storey cottage represents a rare blend of historical charm and modern flexibility.

Honley village, renowned for its diverse array of shops, restaurants, and amenities, provides an idyllic backdrop to this unique property.

Throughout the cottage, period features include exposed beams, original stonework, stone steps, and the charm of inglenook fireplaces alongside more modern conveniences and immaculate modern décor throughout.

The property boasts two welcoming reception rooms, with study and 'snug' space to the initial entrance, while the lower level reveals an atmospheric dining kitchen with inglenook fireplace and large basement utility room, offering vast potential for further development (subject to consents). This level also includes a convenient lower entrance and a gardener's toilet.

To the first floor, you are greeted by two generously sized bedrooms, each bathed in natural light from traditional sash windows, a well-appointed bathroom, complete with a three-piece white suite and an over-bath shower.

Outside, the property has delightful cottage gardens that are both beautiful and easily maintained. Paved and gravelled areas, alongside attractive planting, create an inviting outdoor living and entertaining space. The gated front boundary not only enhances privacy but also offers an ideal setting for alfresco dining.

EPC: E

Tenure: Freehold

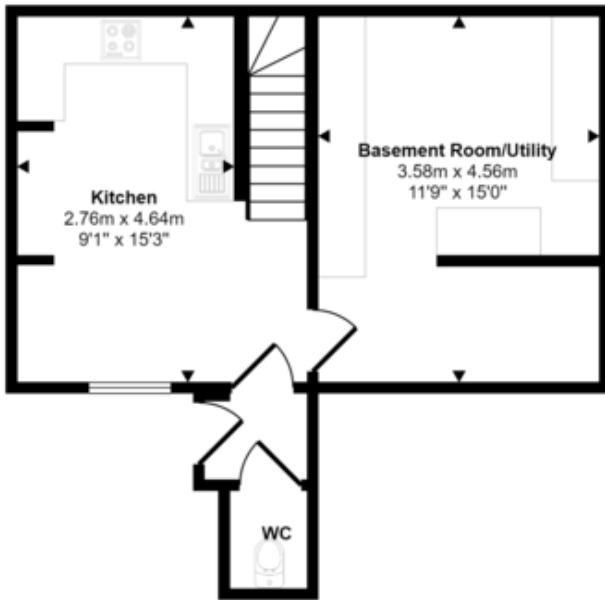
Council Tax Band: C

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

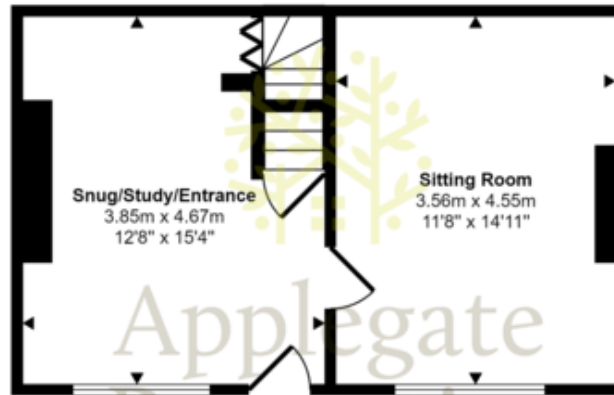




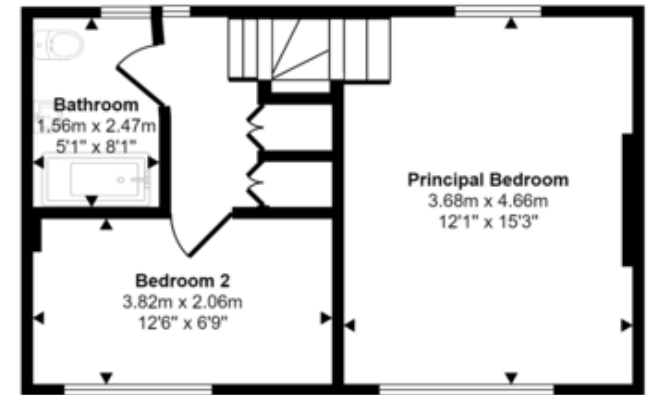
Approx Gross Internal Area
107 sq m / 1152 sq ft



Lower Ground Floor
Approx 37 sq m / 395 sq ft



Ground Floor
Approx 35 sq m / 374 sq ft



First Floor
Approx 36 sq m / 384 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		
69-80	C		78 C
55-68	D		
39-54	E	50 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