



Applegate
Properties



- End stone weavers cottage
- Over three floors
- Three bedrooms
- Cottage gardens

Well Hill, Honley, Holmfirth, HD9 6JF

Offers Over £210,000

An attractive and spacious Grade II Listed three bedroom three storey end weavers cottage with small gardens close to popular Honley centre.



PROPERTY DESCRIPTION

Occupying a pleasant tucked away position yet only a short distance from the bustling and varied amenities of popular Honley village is this attractive Grade II Listed end stone weavers cottage. Affording surprisingly spacious and most versatile accommodation which includes three bedrooms and two bathrooms, this delightful property may suit a host of potential buyers including the first time buyer or young family.

Retaining a wealth of character throughout including exposed beams and stone mullions alongside more contemporary and neutral décor, the accommodation comprises: Hallway with access to useful vaulted stone cellar, two double bedrooms, House Bathroom furnished with a three piece white suite. To the First Floor are a Principal double bedroom with walk-in wardrobe and En suite Shower Room and spacious fitted Breakfast Kitchen.

To the top floor can be found a particularly spacious Living/ Dining Room having vaulted ceiling feature, exposed stonework and stove effect fire (currently capped – display only). This room offers plenty of space for both living and dining areas as well as potential study space.

Externally, the property is approached by a shared lane having small paved and pebbled front seating area and restricted side access to a further pleasant small rear garden area. No Chain.

AGENTS NOTE: some images have been stage-furnished virtually for illustration purposes only.

EPC: E

Tenure: Freehold

Council Tax: B

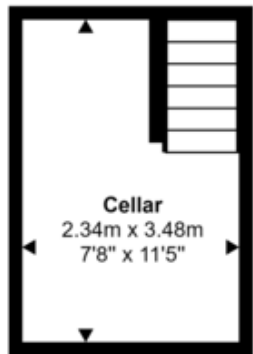
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contract 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.



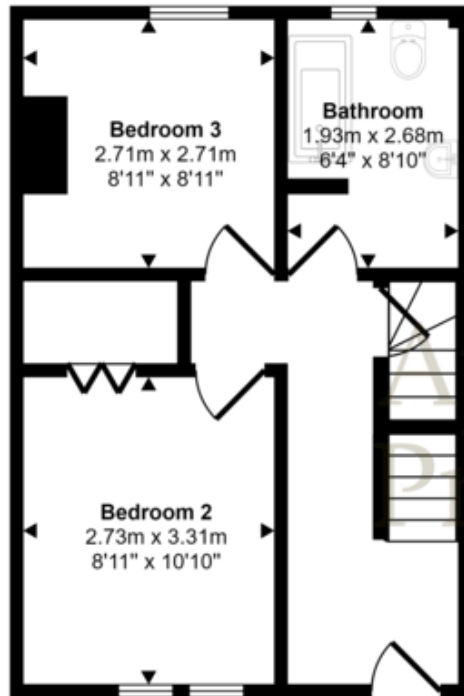
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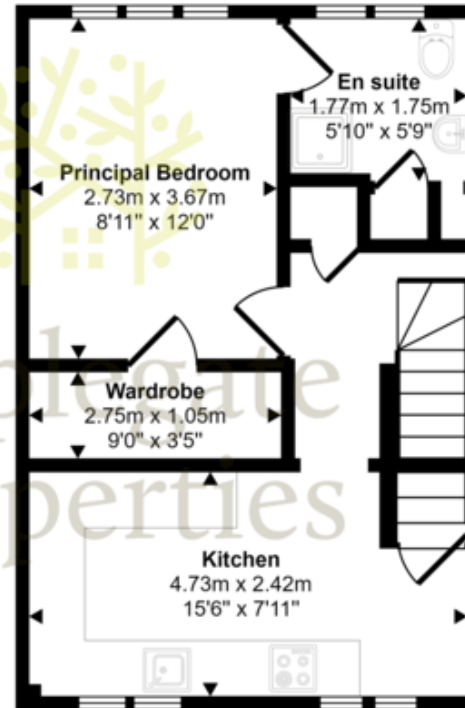
Approx Gross Internal Area
112 sq m / 1210 sq ft



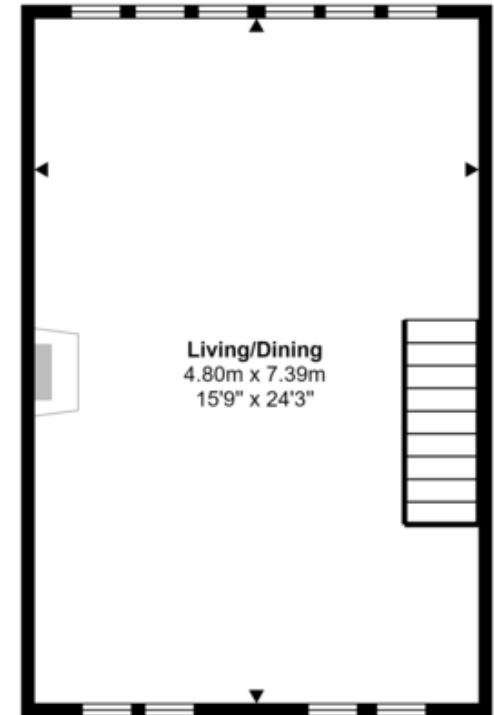
Cellar
Approx 8 sq m / 88 sq ft



Ground Floor
Approx 34 sq m / 368 sq ft



First Floor
Approx 35 sq m / 372 sq ft



Second Floor
Approx 35 sq m / 381 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		81 B
69-80	C		
55-68	D		
39-54	E	40 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.

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.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED