



Applegate
Properties



Mag Bridge, Honley, Holmfirth, Kirklees, HD9 6NA

Offers in the region of: £269,950

Positioned in a pleasant backwater setting yet within easy reach of Honley's vibrant shops, restaurants, and amenities, this most attractive two-bedroom Grade II Listed mid-terraced cottage enjoys an elevated position with generous terraced gardens and private parking. Retaining a wealth of period charm while offering a sympathetic blend of modern touches, the property presents an ideal opportunity for a range of buyers, including downsizers seeking character and convenience.

- Characterful mid cottage
- Grade II Listed
- Two double bedrooms
- Elevated position



PROPERTY DESCRIPTION

Stepping inside, the entrance provides a useful cloaks area before leading into the inviting living room, where a striking stone inglenook fireplace with a log-burning stove creates a cosy focal point. The open-plan kitchen area features a central island with a breakfast bar and a dedicated dining space. Exposed beams and timber sash-style windows enhance the traditional feel, while an open staircase with useful under-stairs storage leads to the upper floor.

The first-floor accommodation is accessed via a spacious landing with a vaulted ceiling and loft storage. The two double bedrooms are well-proportioned, with the principal bedroom being particularly generous, offering potential to be split into two rooms (subject to the necessary consents). The house bathroom is fitted with a modern three-piece suite, including an over-bath shower.

Externally, the property enjoys a superb elevated outdoor space, with steps leading from the lower-level private parking area to an impressive tiered garden. Landscaped over several levels, it offers a mix of paved seating areas and a lawn, creating a wonderful space to relax and enjoy the surroundings. Neighbouring properties have a right of access around the back of the property. Combining period charm, modern living, and a sought-after location, this delightful cottage presents a fantastic opportunity for those looking to enjoy village life in a characterful home.

EPC: D
Tenure: Freehold
Council Tax: B

Material Information: we are advised that the property has mains gas, electricity, water and drainage.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 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 – 1.00pm

Sunday - CLOSED