



Applegate
Properties



- Stone cottage
- Over three floors
- Three bedrooms
- Popular village setting

Cuckoo Lane, Honley, Holmfirth, HD9 6AS

Offers in the region of: £215,000

Located just a short stroll from the vibrant centre of Honley village, this charming stone-built mid through cottage offers a perfect balance of period character and modern style. Set within a popular conservation area, it includes versatile three-bedroom accommodation arranged over three floors, making it an ideal choice for first-time buyers, young families, or downsizers seeking village life with period charm.



PROPERTY DESCRIPTION

The property is beautifully presented throughout, with a host of original features including exposed beams and a stone inglenook fireplace with a log-burning stove, adding warmth and character to the spacious living room. The welcoming entrance hall features decorative floor tiling and leads into the lounge, which also includes a useful pantry store. A modern fitted kitchen sits to the rear, equipped with integrated appliances and finished in a contemporary style.

To the first floor, the generously sized principal bedroom includes fitted wardrobes and a door leading directly to the rear garden. The house bathroom is stylishly finished with a modern three-piece white suite and over-bath shower. The second floor offers two further bedrooms, providing flexible space for family, guests or a home office.

Externally, the cottage enjoys a paved courtyard garden to the rear, offering a pleasant sitting out space (we are advised there is right of access for neighbour to the rear). Situated within easy reach of well-regarded local schooling and Honley's array of shops, cafés, and amenities, this delightful property offers a rare opportunity to enjoy characterful village living in a sought-after location.

EPC: D

Tenure:

Council Tax:

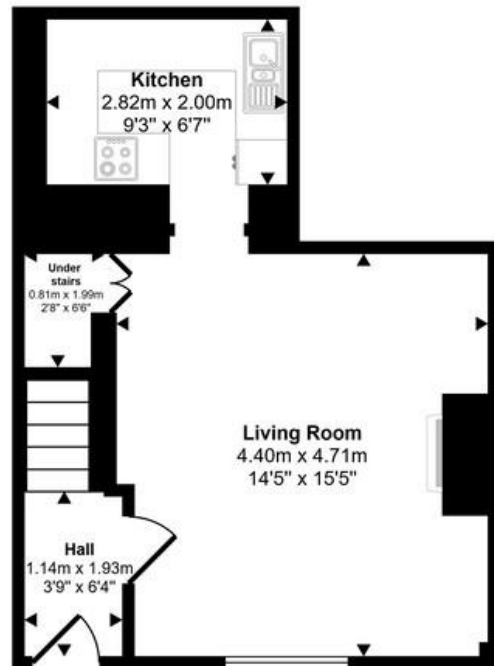
Material Information: we are advised that the property has mains gas, electricity, water and drainage.

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.





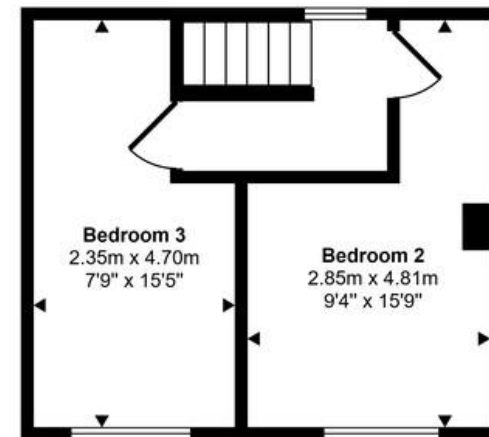
Approx Gross Internal Area
85 sq m / 919 sq ft



Ground Floor
Approx 34 sq m / 368 sq ft



First Floor
Approx 26 sq m / 278 sq ft



Second Floor
Approx 25 sq m / 274 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		87 B
69-80	C		
55-68	D	64 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.

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 – 1.00pm

Sunday - CLOSED

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