

3 Magdale,
Honley HD9 6LX

£110,000



LOCATED IN THE DESIRABLE HAMLET OF MAGDALE IS THIS QUANT AND CHARACTERFUL TWO BEDROOM SEMI DETACHED COTTAGE WITH EXPOSED BEAMS, WONDERFUL VIEWS OVER "MAG BROOK" AND BURSTING WITH POTENTIAL TO MAKE IT YOUR OWN. EPC TBC. COUNCIL TAX BAND A. TENURE TBC.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a timber door into the entrance hallway which has ample space to hang coats and remove shoes. A door leads through to the lounge and a staircase ascends to the first floor landing.

LOUNGE 15'8" x 12'5" max

This characterful and spacious room has a feature wood effect fireplace and marble hearth housing a gas fire, exposed beams, two alcoves, ample space to accommodate free standing furniture and a large front facing window gives a lovely view over the front garden and woodland beyond. An opening leads through to a useful under-stairs storage area and a door leads through to the dining kitchen.

DINING KITCHEN 17'5" x 6'5" max

Located to the rear of the property is the dining kitchen which has wood effect wall and base units, contrasting worktops with decorative tiled splash backs, stainless steel sink and drainer with mixer tap over. The kitchen benefits from an electric oven, four ring gas burner with extractor fan above, plumbing for a washing machine and space for a fridge freezer. A side window allows light to flow through and to the side of the dining kitchen is space for dining furniture.

FIRST FLOOR LANDING

From the entrance hallway a staircase ascends to the spacious first floor landing with timber balustrade, space for freestanding furniture, loft hatch and doors lead through to the two bedrooms and house bathroom.

BEDROOM ONE 10'0" x 10'1"

Located to the front of the property, this generous double bedroom benefits from ample space for further freestanding furniture. The room is flooded with natural light from the front facing window which has beautiful views over the street scene below, Mag Brook beyond and a door leads through to first floor landing.

BEDROOM TWO 7'9" x 5'10"

Positioned to the front of the property this bright single bedroom could alternatively make a great home office, hobby room or children's bedroom and a door leads back through to the first floor landing.

BATHROOM 10'2" x 4'9"

This family bathroom comprises of a three piece suite, bath with shower over, pedestal hand basin and low flush W.C. The room is partially tiled, obscure glazed window to the side and a door leads through to the first floor landing.

EXTERNAL FRONT

This stone wall enclosed front garden is ideal for sitting out and enjoying views across Mag Brook has space for garden furniture, decorative pots, planters and to the side is a stone built outhouse providing useful storage.





AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

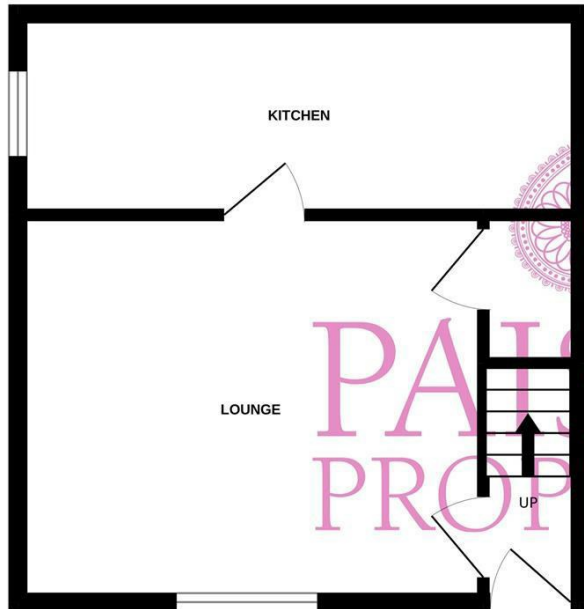
PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

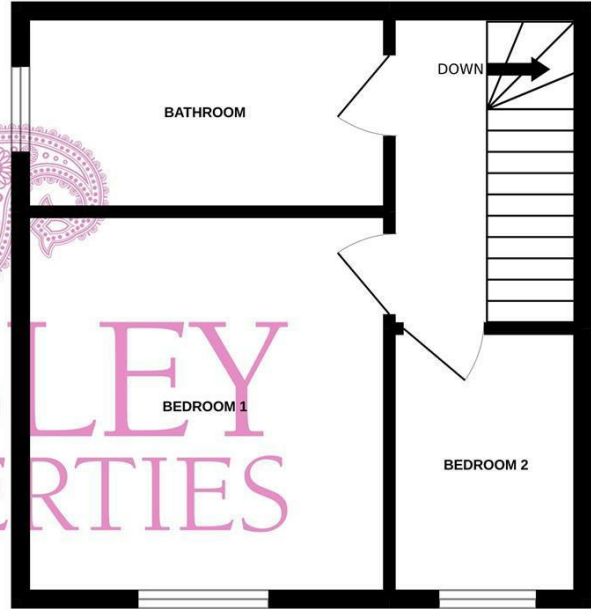
SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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