

26 Westgate,  
Honley HD9 6AA

OFFERS AROUND  
£165,000



**\*\*NO CHAIN\*\*** IMMACULATLY PRESENTED THROUGHOUT IS THIS CHARMING AND FULL OF CHARACTER THREE BED GRADE II LISTED COTTAGE IN THE HEART OF HONLEY. THE PROPERTY HAS PREVIOUSLY OPERATED AS A COMMERCIAL PREMISES FOR MANY YEARS BEFORE CHANGE OF USE TO A RESIDENTIAL PROPERTY AND WOULD BE IDEAL FOR THIS AGAIN SUBJECT TO PLANNING ETC

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY  
PROPERTIES



### **LIVING KITCHEN 17'9" x 17'11" max**

You enter the property through a composite door into this spacious living kitchen which is fitted with a range of white gloss wall and base units, contrasting work surfaces, attractive tile splash backs and a stainless steel sink and drainer with mixer tap over. There is space for a freestanding gas oven and plumbing for a washer drier. An understairs store provides space for a fridge freezer if desired and this gives access to the cellar. Beams to the ceiling and an inset fireplace with stone hearth houses a gas fire and adds a dash of characterful charm. There is space for freestanding living room furniture, floor to ceiling storage cupboards and laminate flooring underfoot. Two front facing windows (one with a window seat) allows natural light to flood the room and overlooks the village street. Stairs ascend to the first floor landing.



### **CELLAR**

Accessed via the living kitchen.

### **FIRST FLOOR LANDING**

Stairs are accessed from the living kitchen with a handy storage cupboard and timber balustrade to the first floor landing. Doors open to two bedrooms, bathroom and a staircase to bedroom three.

### **BEDROOM ONE 11'5" x 8'3" max**

Positioned at the front of the property with village views is this spacious and tastefully decorated double bedroom with timber flooring underfoot, room for freestanding furniture, a fitted storage cupboard housing the boiler and a doorway leads on to the landing.





### **BEDROOM TWO 11'5" x 7'10" max**

Another neutrally decorated double bedroom with village views has a fitted wardrobe and shelving unit, space for freestanding furniture, timber flooring underfoot and a door leads on to the landing.



### **BATHROOM 5'11" x 6'1" max**

The modern bathroom is fitted with a white three piece suite which comprises of a bath with shower over and glass screen, low flush w.c and a pedestal hand wash basin. The room is partially clad in splashboard, has tile flooring underfoot and a door leads on to the landing.





### **BEDROOM THREE 17'6" x 11'9" max**

Nestled in the eaves is this fantastic bedroom or home office if desired. The room is full of characterful feature beams and an exposed stone wall. There is room for freestanding furniture, a fitted wardrobe and storage cabinet, spotlights and a velux window to the ceiling, timber flooring underfoot and a door opens to the en suite shower room. A staircase with a timber balustrade descends to the first floor.



### **EN SUITE SHOWER ROOM 7'6" x 2'11" max**

Fitted with a low flush toilet, wall hung wash basin and walk in shower with curtain screen. The room has spotlights to the ceiling and tile flooring underfoot.



## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:  
Kirklees

PROPERTY CONSTRUCTION:  
Stone

PARKING:  
On Street Parking

RIGHTS AND RESTRICTIONS:  
Grade II listed

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds to be confirmed

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **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.

**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.

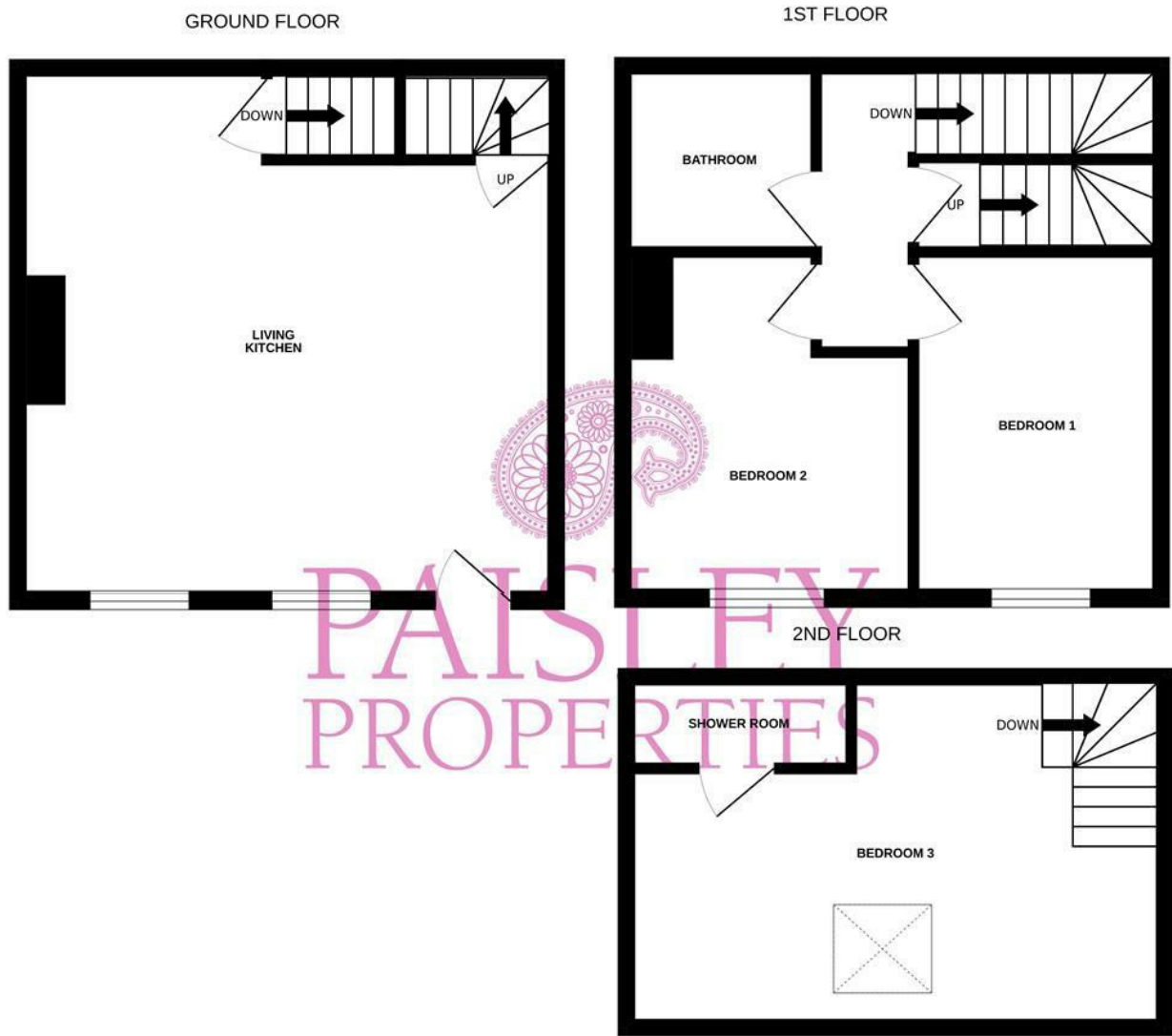
**MORTGAGES**

Mandy Weatherhead 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 Mandy, 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. \*

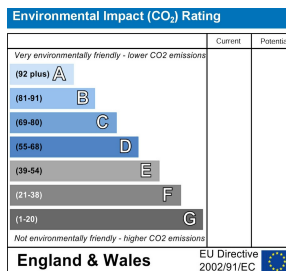
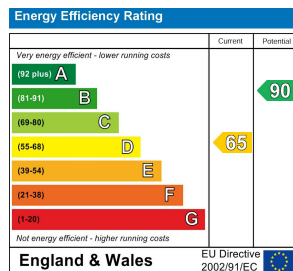
**SURVEY TEXT**

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](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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.

Made with Metropix ©2024



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

Skelmanthorpe Office:  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

Almondbury Office:  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

Mapplewell Office:  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

PAISLEY  
PROPERTIES