



Swifts Fold, Honley Holmfirth HD9 6BG

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Swifts Fold, Honley Holmfirth

**** AUCTION DATE SET 22/11/2024**** TWO BEDROOM DETACHED COTTAGE AFFORDING TWO BEDROOM ACCOMMODATION WITH COMPACT GARDEN AREA AND OFF STREET PARKING LOCATED IN THE VILLAGE OF HONLEY AVAILABLE WITH NO UPWARD CHAIN.

Auctioneer's Comments

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Summary

Available with no upward chain and providing plenty of further potential is this detached two bedroom cottage. Occupying a central location within the popular village of Honley yet set away from the main thoroughfare the property briefly comprises: entrance hall. lounge/dining room. fitted kitchen, aforementioned two first floor double bedrooms

and house bathroom. Externally the title is currently being altered to boast off street parking and a garden area. With its delightful courtyard setting the property is also extremely well placed for Honley's many amenities and access into the beautiful countryside.

Accommodation Entrance Hall

There is a dado rail, central heating radiator and staircase ascending to the first floor.

Lounge/ Dining Room

15' 2" max x 14' 9" max (4.62m max x 4.50m max)
This sizeable room has character provided through the beams to the ceiling, there are various wall light points, a central heating radiator an double glazed window to front aspect.

Kitchen

8' 4" x 7' 10" (2.54m x 2.39m)
Fitted with a range of wall and base units with roll edge worksurfaces incorporating a sink and drainer unit. There is a cooker point, complementary tiled surrounds and floor covering, plumbing for a washing machine, central heating radiator and the room is double glazed to rear aspect with a door also leading to the rear of the property.

Cellar

Ideal for additional storage.

First Floor Bedroom One

15' 3" max x 9' (4.65m max x 2.74m)
A splendid double room with central heating radiator and double glazed to two aspects.

Bedroom Two



12' max x 8' 8" (3.66m max x 2.64m)

The second bedroom could also accommodate a double bed and has a central heating radiator and is double glazed to front aspect.



House Bathroom

Fitted with a white suite comprising of low flush w/c, pedestal hand washbasin and paneled bath with overhead shower unit and screen. There are complementary tiled walls, a vinyl floor covering, central heating radiator and double glazed obscure window. The bathroom also houses the central heating boiler.

External

With its delightful courtyard setting the property has access to the side leading to a compact garden area ideal for relaxing and having a variety of plants and shrubs. The title deeds are currently being changed with off street parking being a valuable addition.



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Swifts Fold, Honley Holmfirth

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Cottage
- Two Double Bedrooms

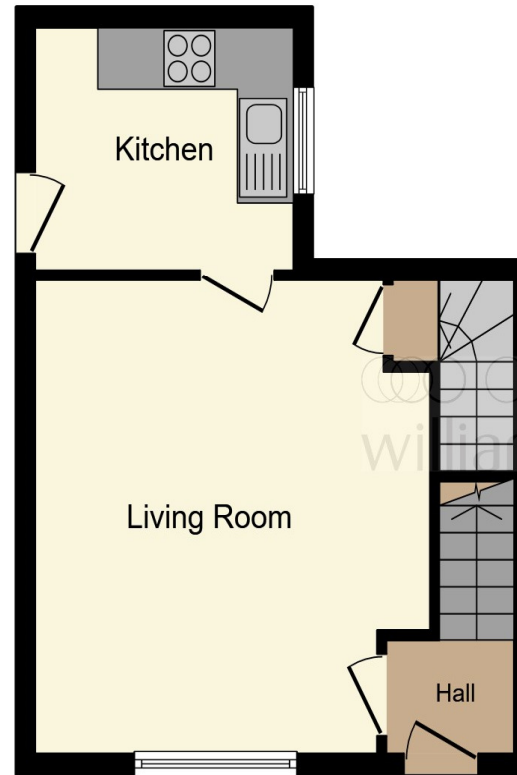
Tenure: Freehold EPC Rating: E

guide price

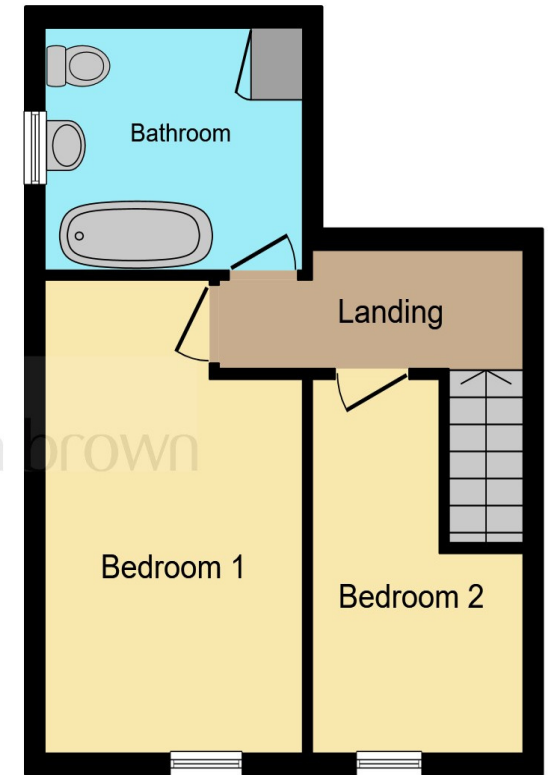
£100,000

directions to this property:

Leave Holmfirth via Huddersfield Road and proceed for approximately two miles to the traffic lights at Honley. Here turn left and proceed up the hill into the village before turning right into Church Street, follow the road along and turn right on to St Mary's Road, where the property can be found in the adjoining courtyard.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
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