



Church Street, Honley Holmfirth HD9 6AH

welcome to

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Available with no vendor chain is this end terraced cottage requiring updating and affording two bedroom accommodation. Enhanced externally by shared cobbled area to rear and access to a one and a half garage the property is ideally located in Honley

Summary

Available with no vendor chain is this end terraced cottage requiring updating and affording two bedroom accommodation briefly comprising: living room, dining kitchen, rear lobby, cellar, aforementioned two bedrooms and house bathroom. Enhanced externally by shared cobbled area to rear and access to a one and a half garage the property is ideally located for Honley's many amenities and would suit a wide range of potential purchasers. Inspection recommended.

Accommodation

Living Room

14' 5" x 12' 5" (4.39m x 3.78m)

A sizeable reception room with the focal point being the recess fireplace and hearth. Character is provided by the beams to ceiling and mullion windows to front aspect whilst there are various wall light points and a central heating radiator.

Dining Kitchen

13' 8" x 11' 8" max (4.17m x 3.56m max)

Again a generous room with space for freestanding dining furniture. The kitchen has a range of wall and base units with roll edge worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. There is a gas hob, electric oven and plumbing for a washing machine whilst there are tiled surrounds and a vinyl floor covering. Along with a central heating radiator the room is glazed to rear aspect.

Rear Lobby

Door leading to rear of property and cellar.

First Floor

Bedroom One

14' 5" max x 12' 5" max (4.39m max x 3.78m max)

A sizeable double room with fitted wardrobes and recess storage drawers. There is a central heating radiator and mullion windows to front aspect.

Bedroom Two

9' x 8' max (2.74m x 2.44m max)

The second bedroom has a built in storage cupboard, radiator and mullion windows to rear aspect.

Bathroom

7' 3" x 4' 6" max (2.21m x 1.37m max)

Fitted with a white suite comprising of low flush w/c, pedestal hand washbasin and panelled bath with overhead shower unit. There are complementary surrounds and obscure glazed window.

External

To the rear of the property is a cobbled shared garden area and access to the one and a half garage that has power and lighting and is ideal for a car along with additional storage.





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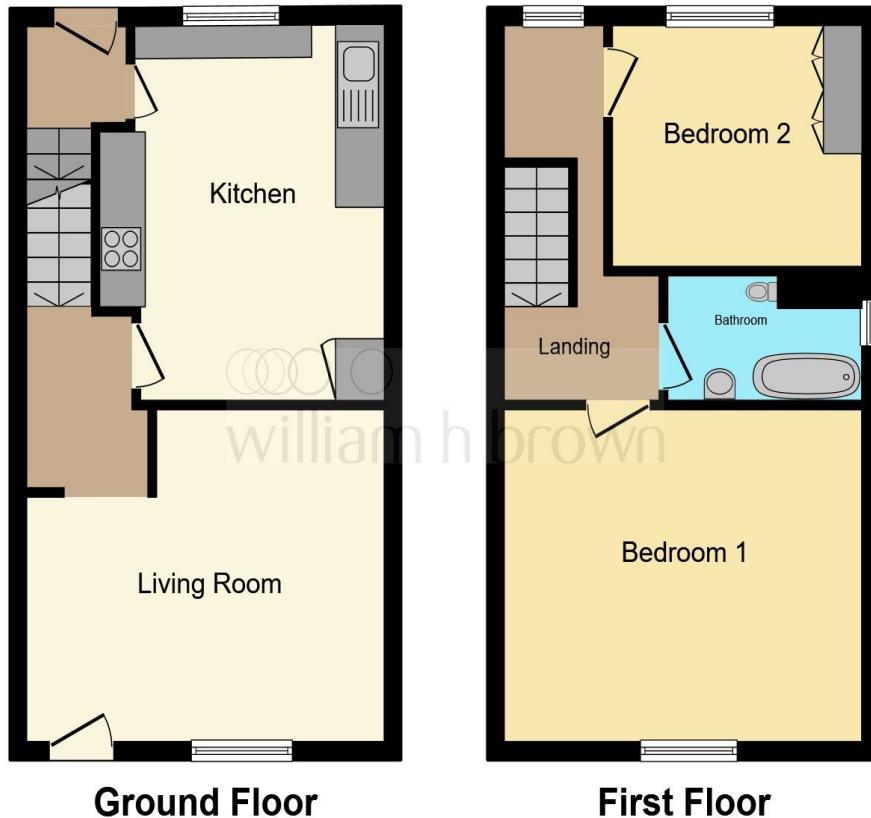
Church Street, Honley Holmfirth

- End Terraced Cottage
- Two Bedroom Accommodation
- Village Location
- Garage
- Requires Updating

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£130,000



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