

22 Reins, Honley, Holmfirth, HD9 6LW

£169,950

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Conveniently positioned in the charming village of Honley, is this delightful period cottage which presents an excellent opportunity for first time buyers or professional couples seeking a characterful home. Spanning approximately 668 square feet, the property boasts a well proportioned reception room, two inviting bedrooms, and a modern bathroom, making it both functional and comfortable.

The cottage is ideally situated in a popular location, with a wealth of amenities just a stone's throw away in the heart of Honley village. Residents will benefit from local schooling options and convenient access to the railway station, which offers direct links to Huddersfield and Sheffield, perfect for commuters.

One of the standout features of this property is that it comes with no upper chain, allowing for a smooth transition to your new home with vacant possession upon legal completion. Internal viewing is highly recommended to truly appreciate the potential and charm this cottage has to offer. Whether you are looking to settle down or invest, this property is a wonderful choice in a vibrant community.



GROUND FLOOR:

Entrance Vestibule

A uPVC entrance door gives access to the entrance vestibule which has space for storing coats and shoes. Having tiled flooring and an internal door leads into the lounge.

Lounge/Dining Room

16'4" x 12'5" (4.98m x 3.78m)

This spacious reception room has a fireplace surround with gas fire, beams to the ceiling and a uPVC double glazed window to the front. Also having access to an under stair storage area.

Kitchen

12'6" x 5'0" (3.81m x 1.52m)

The kitchen has a range of wall and base units with working surfaces over, inset stainless steel sink unit and tiled splash backs. There is an electric cooking point, space for an under counter fridge and space and plumbing for a washing machine. The kitchen has laminate flooring, a central heating radiator and access to the first floor.

FIRST FLOOR:

Landing

A larger than average landing which has access to a useful built in bulkhead store which houses the modern central heating boiler.

Bedroom 1

11'11" x 8'9" (3.63m x 2.67m)

Having fitted wardrobes and drawers, a central heating radiator, laminate flooring and a uPVC double glazed window to the front elevation.

Bedroom 2

12'0" x 8'11" max (3.66m x 2.72m max)

Also having a central heating radiator and a uPVC double glazed window to the front elevation.

Bathroom

The bathroom is situated to the rear and has a panelled bath with mixer tap shower attachment, wc, pedestal wash hand basin, chrome ladder style radiator, part tiled walls, extractor fan and a uPVC double glazed window.





OUTSIDE:

To the front is a gated block paved area which provides a space to sit out.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616) and continue onto Lockwood Road. Take a left turning onto Woodhead Road A616 and follow this road to Honley. Reins can be found as a continuation of this road on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.

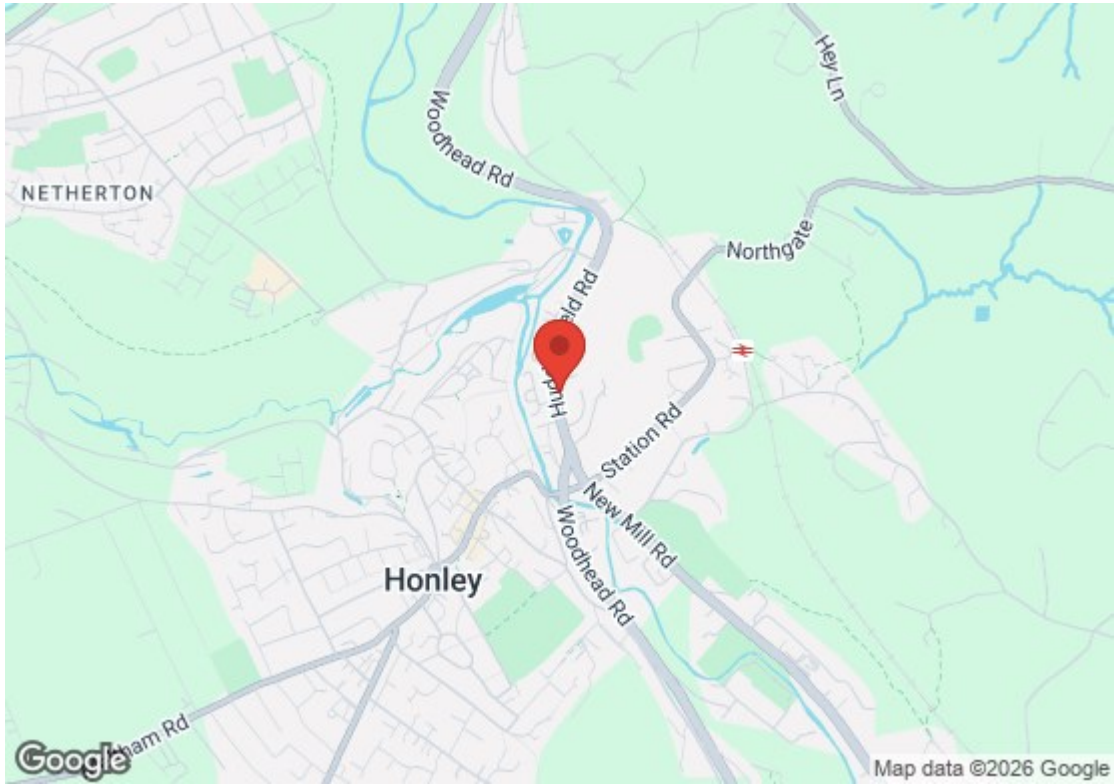




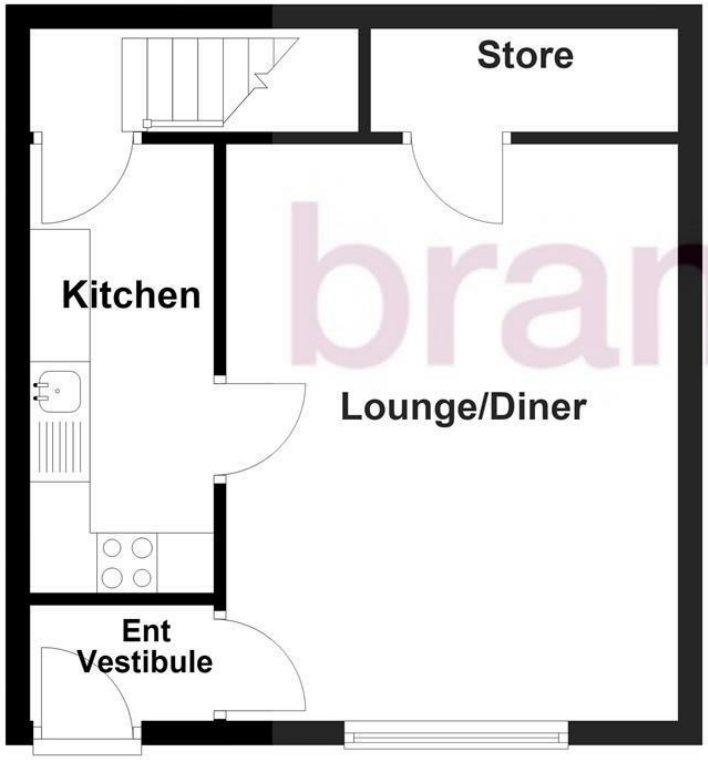




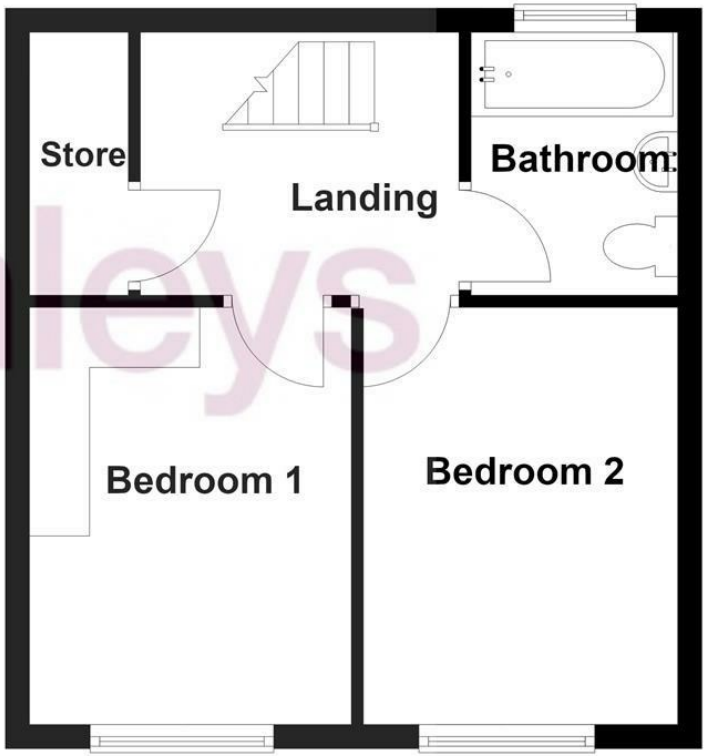



NETHERTON
Woodhead Rd
Hey Ln
Northgate
Station Rd
New Mill Rd
Woodhead Rd
Honley
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Ground Floor

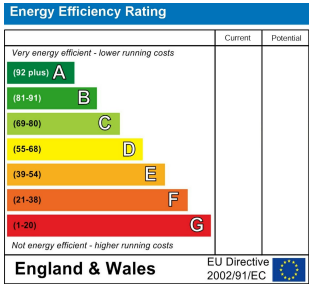


First Floor



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NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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