



Well Hill, Honley Holmfirth HD9 6JF

welcome to

Well Hill, Honley Holmfirth

BEAUTIFULLY PRESENTED WEAVERS COTTAGE AFFORDING THREE BEDROOM ACCOMMODATION LOCATED OVER THREE FLOORS CENTRALLY LOCATED IN THE POPULAR VILLAGE OF HONLEY AND SIMPLY OOZING CHARACTER.

Summary

A charming three bedroom weavers cottage in the heart of Honley

steeped in character and beautifully presented throughout. This stunning three-storey weavers cottage offers a rare opportunity to acquire a home that perfectly blends period charm with modern-day living.

Occupying a sought-after position in the ever-popular village of Honley, the property boasts spacious and versatile accommodation arranged over three floors. The immaculate interior features a welcoming living room rich in character, a separate dining room ideal for entertaining, and a well-appointed kitchen.

The cottage offers three generously sized bedrooms, including a superb principal bedroom with en suite facilities and dressing room, providing a private retreat. The remaining bedrooms are complemented by a stylish family bathroom.

Retaining many original features synonymous with traditional weavers cottages, the property is full of charm and personality, with exposed beams, characterful detailing and a warm, inviting atmosphere throughout.

Externally, there is a seating area to the front and delightful cottage-style garden to the rear, providing a peaceful outdoor space for relaxing, dining and enjoying the surrounding setting.

A truly exceptional home offering bags of character, immaculate presentation and spacious accommodation in one of the area's most desirable village locations. Early viewing is highly

recommended.

Accommodation Entrance Hall

There is a staircase ascending to the first floor and door leading to:

Living Room

14' 5" x 11' 3" (4.39m x 3.43m)

Providing a feeling of the character immediately the focal point of the room is the wood burning stove set to feature inglenook style fireplace. Further character is provided by the beams to ceiling, and double glazed mullion windows to front aspect whilst the room has various wall light points, inset ceiling lighting and a central heating radiator. Door giving access to:

Cellar Space

The cellar has plumping for washing machine, electric & lighting. Shelving creating further storage space. The space has potential to be a utility room.

Dining Room

14' 6" x 8' 7" (4.42m x 2.62m)

Ideal for formal entertaining or family get together's the room has a wood burner set to feature recess fireplace, a laminate floor covering, various wall light points and inset ceiling lighting and is double glazed to rear aspect with a door leading into the garden.

Kitchen

12' 10" x 7' 9" (3.91m x 2.36m)

Fitted in a contemporary style with a modern range of wall and base units with marble effect worksurfaces incorporating a ceramic sink and drainer unit with mixer tap. Appliances include the four burner gas hob with extractor hood, electric





oven and there is an integrated fridge freezer and dishwasher. The room has inset ceiling lighting, a continuation of the laminate floor covering, and houses the central heating boiler.

First Floor House Bathroom

Fitted with a stylish white suite comprising of low level w/c, pedestal hand washbasin and panelled bath with telephone style mixer attachment. There are tiled surrounds, a heated towel rail, laminate floor covering, a linen cupboard and a double glazed obscure window.

Bedroom Two

12' x 8' (3.66m x 2.44m)

A double bedroom with picture rail, radiator and double glazed mullion windows to rear aspect.

Bedroom Three

11' 5" x 8' 1" (3.48m x 2.46m)

A room also of double proportions with picture rail, radiator and double glazed mullion windows to front aspect.

Study Area

6' x 5' 4" (1.83m x 1.63m)

Situated on the landing area with a radiator and staircase leading to upper floor.

Upper Floor Bedroom One

14' 3" max x 13' 9" (4.34m max x 4.19m)

A fabulous principle bedroom once more stylishly presented with vaulted ceiling and exposed timbers. There is a built in wardrobe, inset ceiling lighting, bedside lighting, wiring for wall mounted TV, two central heating radiators and double glazed mullion windows to front aspect.

Dressing Room

9' 9" x 6' 10" (2.97m x 2.08m)

Fitted with dressing table and space for hanging

clothing, a heated rail and double glazed mullions to rear aspect. Loft access is in this room, accessed from a pull down ladder. The loft is at crawl space height and is boarded out, ideal for storage and has electric & lighting.

En Suite

7' 2" x 7' (2.18m x 2.13m)

Such an impressive room with white freestanding bath, contemporary style glass hand washbasin with gold effect mixer tap, step in tiled double shower. There is a heated rail, and double glazed mullions to rear aspect.

External

To the front of the property is a paved seating area whilst the pleasant rear cottage garden is low maintenance and ideal for relaxing.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Well Hill, Honley Holmfirth

- End Weavers Cottage
- Three Bedroom Accommodation- Principle Bedroom En Suite
- Two Reception Rooms
- Turn Key Presentation
- Cottage Garden

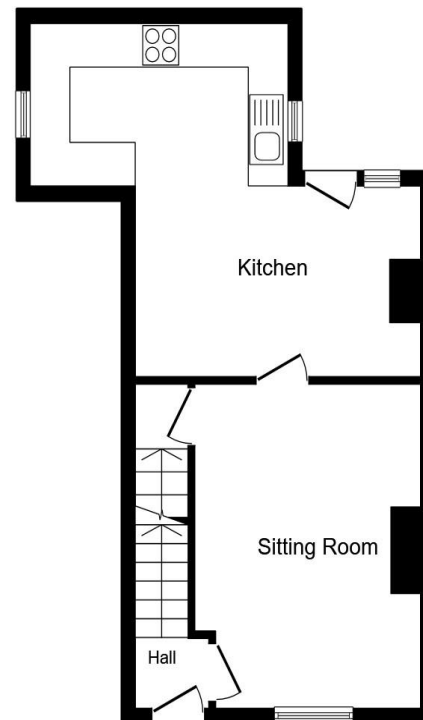
Tenure: Freehold EPC Rating: Exempt

Council Tax Band: C

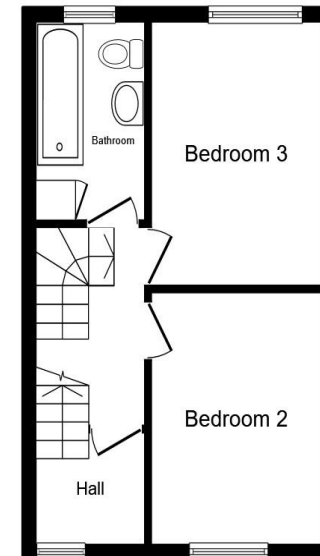
£290,000

directions to this property:

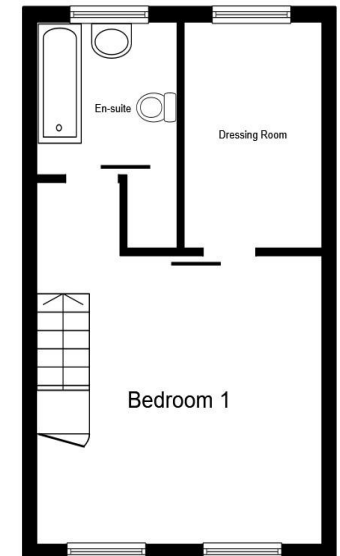
Leave Holmfirth via Victoria Street and turn right on to Huddersfield Road. At the traffic lights in Honley turn left on to Northgate and follow the road around to the right on to Eastgate. Continue forward on to Westgate. At the roundabout take the third exit onto Thirstin Road, the property can be found on the left hand side at the top of Well Hill.



Ground Floor



First Floor



Second Floor

Total floor area 102.0 m² (1,098 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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