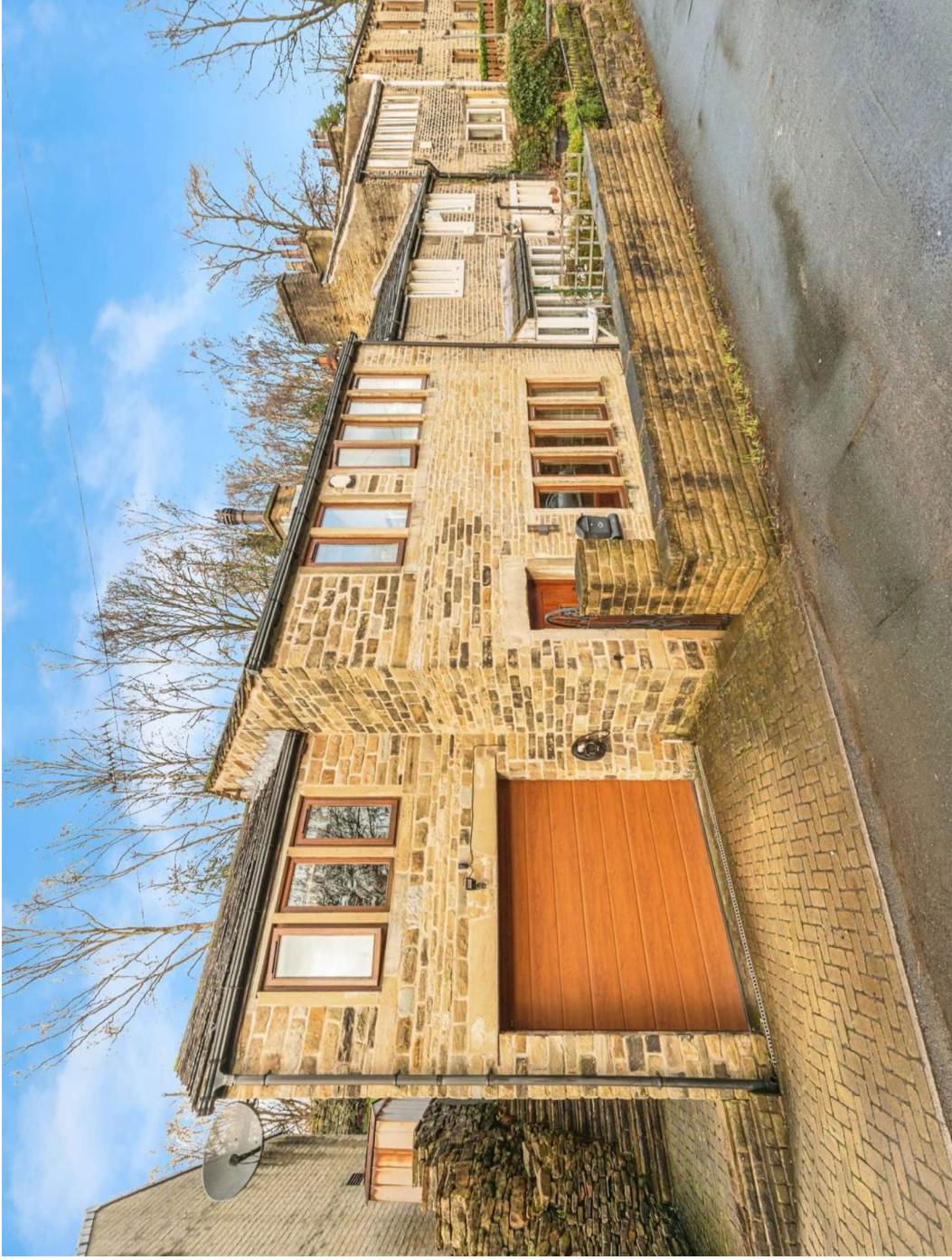




Magdale, Honley Holmfirth HD9 6LX



welcome to

Magdale, Honley Holmfirth

Guide Price £400,000 SET IN THE MOST IDYLIC LOCATION OF MAGDALE. THIS BEAUTIFULLY PRESENTED FOUR BEDROOM EXTENDED END COTTAGE. OFFERING A WEALTH OF CHARACTER AND CHARM, WITH LOTS OF ORIGINAL FEATURES. ENCLOSED PAVED GARDENS TO FRONT AND REAR. INTEGRAL GARAGE WITH PARKING SPACE TO THE FRONT.

Summary

Set in the heart of Magdale is this delightful extended end cottage that offers character and charm, it has been sympathetically decorated in keeping with the properties wealth of features. Including Yorkshire stone floor with under floor heating, mullion windows, ceiling beams, recessed stone fire place. The original cottage dates back to circa 1730 with an extension in 2008. The property is close by to rolling countryside, however has ease of access to the many amenities Honley has to offer, including wine bars, restaurants, cafes and the train station. Along with being a short drive into the vibrant Holmfirth town. Making this property the ideal property for a professional couple or growing family. Briefly comprising of spacious lounge, dining kitchen with pantry off. To first floor four bedrooms with master ensuite and house bathroom. Externally to the front is a enclosed paved seating area, integral garage with parking space to the front. Stone steps lead up the side of the house to the enclosed spacious seating area, with walled planters with an array of plants and shrubs, further enhanced by security lighting.

Accommodation Entrance Lobby

Enter through composite door into carpeted lobby area. Runner carpeted staircase leading to first floor. Radiator.

Lounge

22' 1" x 17' 4" (6.73m x 5.28m)
Spacious lounge with feature Yorkshire stone flagged floor with under floor heating. To front aspect is mullion windows with deep window sills. Further enhanced by ceiling beams and inset down lights. The real focal point being the feature stone fireplace and chimney breast with stove. Door into

understairs storage. A couple of steps leads to dining kitchen.

Dining Kitchen

18' 7" x 8' 5" (5.66m x 2.57m)

Contemporary dining kitchen with a good range of shaker style wall and base units, with builders block work surface, brick style tiles and Belfast style sink. Further complimented by integral wine fridge, space for range with angled chimney cooker hood over, space for American fridge freezer. Attractive laminate style floor covering. Plenty of natural lights floods through the two velux windows. There is plenty of space to accommodate a dining table, making this the ideal space for entertaining. Door opening into pantry/larder, that is ideal for food storage. Door access into integral garage, which houses the Worcester Bosch boiler.

Landing

Staircase with carpet runner and rods leading to first floor landing.

Master Bedroom

12' 2" x 9' 6" (3.71m x 2.90m)

This spacious double bedroom that is located in the extension part of this property. Double glazed window to front aspect. Reclaimed timber ceiling beam.

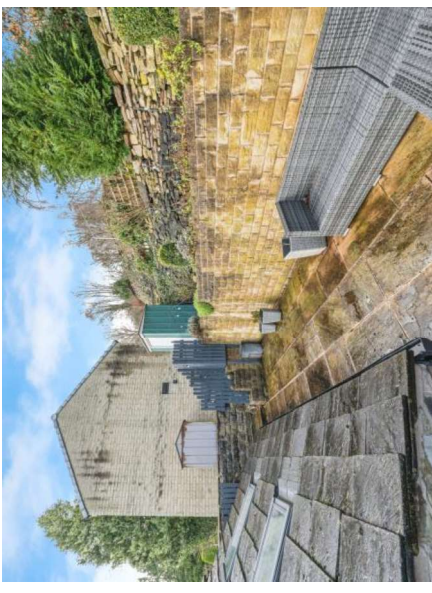
En Suite

Attractive suite, with shower cubicle, vanity sink with storage below and low flush WC. Further enhanced by tiled walls, with decorative dado tile and floor covering. Obscured double glazed window.

Bedroom Two

11' 7" x 10' 4" (3.53m x 3.15m)

This spacious second bedroom, with carpeted floor





covering. Stone mullion double glazed window to front aspect. exposed ceiling beams and beam above the window. Built in linen storage cupboard.

Bedroom Three

10' 4" x 9' 10" (3.15m x 3.00m)
This attractive bedroom with stripped floor boards. Loft access which is boarded with power and light, access given via pull down ladder. A few steps leads to stable door giving access to rear garden. Exposed stone wall,

Bedroom Four/Study Room

7' 9" x 7' 6" (2.36m x 2.29m)
This room is currently utilised as a study room, with built in workspace, offering plenty of workspace. Painted wooden floor. Mullion window to front aspect. Radiator.

House Bathroom

Attractive three piece bathroom suite, bath with side taps and shower over, pedestal wash hand basin, low flush WC. Tiled walls with decorative dado tile. Tiled floor covering. Velux window and radiator.

External

Externally to the front is a enclosed paved seating area, integral garage with parking space to the front. Stone steps lead up the side of the house to an enclosed spacious seating area, with raised stone planters with an array of plants and shrubs, further enhanced by security lighting. Making this the perfect space to al fresco dine.

Garage

With electric door access, there is also access into the kitchen. Housing the Worcester Bosch boiler. Water Tap.



welcome to

Magdale, Honley Holmfirth

- Extended End Character Cottage
- Spacious Accommodation
- Four Bedrooms
- Completed to A High Specification Throughout
- Integral Garage with Parking Space In Front

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in the region of

£400,000

directions to this property:

Leave Holmfirth centre via Huddersfield Road(A6024), and continue for approximately two miles to the traffic lights at Honley(A616) Once here go straight across at the lights, continue on Huddersfield Road and then turn left onto Magale, follow the road round to the left and the property can be found on the right hand side identified by our for sale board.

check out more properties at williamhbrown.co.uk



Property Ref:
HMF108822 - 0010

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01484 687818



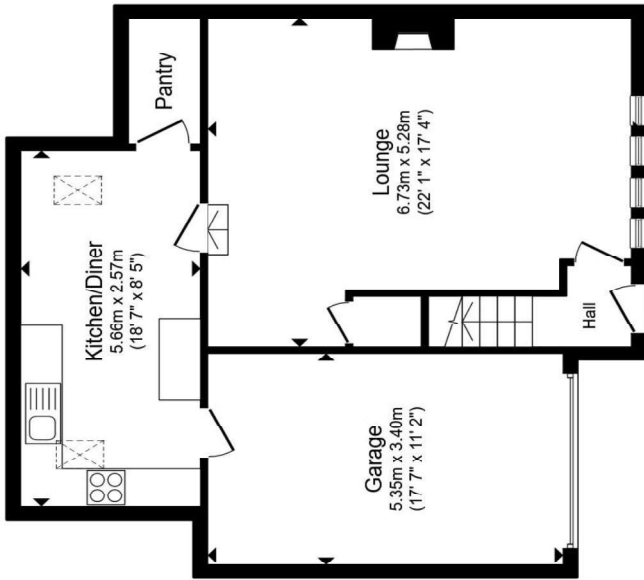
holmfirth@williamhbrown.co.uk



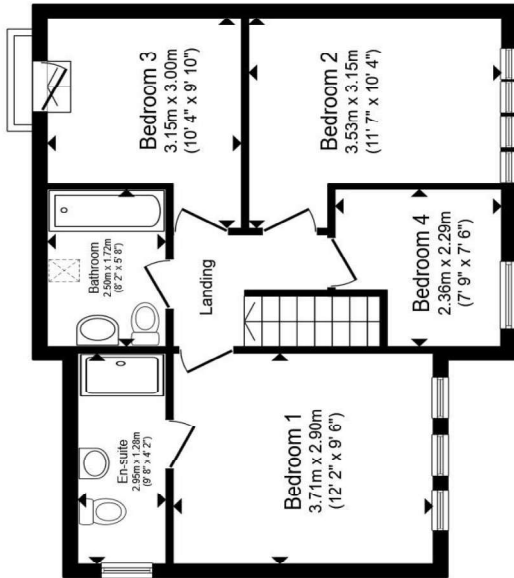
34 Victoria Street, HOLMFIRTH, W Yorks, HD9
7DE



williamhbrown.co.uk



Ground Floor



First Floor

Total floor area 119.6 m² (1,288 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

