



Magdale, Honley Holmfirth HD9 6LU

welcome to

Magdale, Honley Holmfirth

CHARMING SUBSTANTIAL THREE BEDROOM PLUS ATTIC ROOM MID TERRACE. SET IN THE MOST IDYLIC LOCATION OF MAGDALE. OFFERING A WEALTH OF CHARACTER AND CHARM. SPACIOUS ACCOMMODATION, TWO RECEPTION ROOMS, DINING KITCHEN AND DELIGHTFUL FRONT AND REAR COTTAGE GARDEN. REAR PARKING.



The property is located in Magdale, Honley, a desirable village in the Holme valley, situated near to Holmfirth and Huddersfield. On the banks of the River Holme, Honley has an abundance of shops, bars, restaurants and local amenities and the added benefit of a local railway station, well regarded schooling and excellent access to motorway networks.

Summary

Entrance Hallway

Lounge

19' x 15' (5.79m x 4.57m)

Second Reception/Dining Room

15' 5" x 14' 8" (4.70m x 4.47m)

Dining Kitchen

13' 8" x 12' (4.17m x 3.66m)

Utility Room

7' 10" x 6' 7" (2.39m x 2.01m)

Shower Room

Cellar Rooms

Landing

Bedroom One

14' 8" x 12' 4" into robes (4.47m x 3.76m into robes)

Bedroom Two

16' 8" x 7' 7" (5.08m x 2.31m)

Bedroom Three

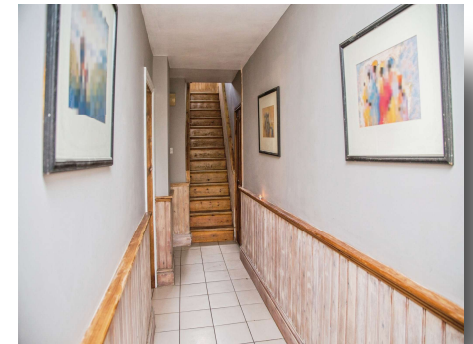
15' 4" x 7' 1" (4.67m x 2.16m)

House Bathroom

Attic Room

18' 8" x 19' 7" (5.69m x 5.97m)

External



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Magdale, Honley Holmfirth

- Impressive Substantial Mid Terrace
- Three Bedrooms Plus Attic Room
- Two Reception Rooms
- Delightful Cottage Garden To Front And Rear
- Parking To Rear And EV Charging Point

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£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 Magdale, follow the road and the property can be found on the right hand side identified by our for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HMF108976 - 0007

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.



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