



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.

Summary

Set in the heart of Magdale is this charming tardis mid terrace cottage that offers character and charm, it has been sympathetically decorated in keeping with the properties wealth of features. 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. For someone looking for space this is the ideal property for a professional couple or growing family. With delightful cottage garden to front and rear, further enhanced with parking to the rear and EV charging point. Further benefiting from underfloor heating to utility room, downstairs shower room and bathroom. Briefly comprising of spacious lounge, second reception/dining room, dining kitchen with utility room and shower room. To first floor three bedrooms and house bathroom. To the second floor is an attic room currently utilised as a bedroom with raised area off that would work well as study/office.

Entrance Hallway

enter into this long spacious hallway, with panelled walls to dado height. There is plenty of storage with two double cupboards. An attractive tiled floor with feature sundial.

Lounge

19' x 15' (5.79m x 4.57m)
This beautifully presented spacious lounge, with plenty of original features including deep skirting boards, window seat with double glazed window to front aspect. coving and ceiling beam. Further enhanced by engineered oak floor covering. The real focal point of this grand lounge is the decorative fire place with feature stove. Radiator.

Second Reception/Dining Room

15' 5" x 14' 8" (4.70m x 4.47m)
Another impressive reception room that could also be utilised as formal dining. The real focal point being the open fire with woodburning stove. Sash double glazed window to rear aspect. Engineered oak floor covering. Door access into inner lobby leading to cellar.

Dining Kitchen

13' 8" x 12' (4.17m x 3.66m)
Spacious dining kitchen with a good range of white wall and base units, complimented by integral fridge, double oven, Smeg hob with double extractor unit over. Space for dishwasher and washing machine. Further complimented by a stone flagged floor. Natural light floods in through the double glazed French doors leading onto the garden. Composite door also giving access.

Utility Room

6' 7" x 7' 10" (2.01m x 2.39m)
This utility room comes with plumbing for washing machine, space for freezer and pull out larder. There is a tiled floor with an attractive Apex Beam. Further enhanced with under floor heating.

Shower Room

Goodsized shower room with double shower with rainfall shower head and additional handset. pedestal wash hand basin with low flush WC. Panelled ceiling with inset down lights. Further enhanced by under floor heating.

Cellar Rooms

inner lobby leads into cellar rooms with latched door and stone slab with two rooms.





Landing

pine floorboard staircase leads to spacious landing with ornate double storage cupboard.

Bedroom One

14' 8" x 12' 4" into robes (4.47m x 3.76m into robes)
This generous master bedroom offers plenty of light from the sash double glazed window to rear aspect. Further enhanced by a bank of built in wardrobes also housing the Maxi boiler. Pine floorboards. Radiator.

Bedroom Two

16' 8" x 7' 7" (5.08m x 2.31m)
An attractive spacious bedroom with carpeted floor covering. With panelled walls to dado height. Door giving access to understairs storage.

Bedroom Three

15' 4" x 7' 1" (4.67m x 2.16m)
Spacious third bedroom with Pine floorboards. Panelled walls to dado height. Ceiling Beam. Double glazed window to front aspect.

House Bathroom

Spacious house bathroom. White three piece suite comprising of shower bath, with rainfall shower head and additional handset. Pedestal handwash basin and low flush WC. Tiled walls with decorative tile. Chrome style heating towel rail. Underfloor Heating.

Attic Room

18' 8" x 19' 7" (5.69m x 5.97m)
This stunning room that our vendors currently utilize as a bedroom, comes with lots of character and space. there is an array of ceiling beams with ample into eaves storage. Raised area that can be utilised as a study space. There is plenty of natural light from the velux windows and Pine floorboards. There is also additional storage space that could go back as far as the study space. Electric wireless Radiators.

External

To the front of the property is an attractive cottage garden to the rear is a cottage paved garden which is ideal to al fresco dining. Beyond is an EV charging point with allocated parking space. Additional are double doors that leads to storage.

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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welcome to

Magdale, Honley Holmfirth

- Impressive Substantial Mid Terrace
- Three Bedrooms Plus Attic Room
- Two Reception Rooms
- Delightful Cottage Gardens
- Parking To Rear

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

offers over
£350,000

Woodhead Road, Holmfirth, West Yorkshire



Total floor area: 174.0 sq.m. (1,873 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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Property Ref:
HMF109066 - 0002

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