







belong
by James White

3 Scotgate Road, Honley, Holmfirth, HD9 6JQ

£199,950 Freehold



Offered with vacant possession and no onward chain, this delightful four-storey cottage is only a stroll from Honley village centre.

Walk up Scotgate Road, and you'll be in Honley Woods in no time; walk down the hill, and you'll find Magdale, one of the more picturesque walks in Honley. This is a convenient place to live if you enjoy a local walk.

Honley is a delightful semi-rural village whose star is constantly rising.

A genuine community that pulls together and has year-round events and activities. There are a variety of independent shops and businesses, a local library, community centre and places of worship. The range of bars and restaurants is extensive and there are also sports and social clubs too. Those who enjoy the outdoors will appreciate the beautiful local walks and scenery and the village has two parks also.

Well placed for business travellers. Honley is around 24 miles from Leeds

- A cottage that exudes character and charm
- Grade II listed with lots of cottage features
- Walking distance of the excellent village centre of Honley
- Not too far from Magdale, Honley Woods, and local country walks
- Timber framed double glazing
- Gas central heating system
- Two bedrooms - each with an en-suite and built in wardrobes
- Honley is a lifestyle choice for those seeking a strong sense of community
- Well placed for business travellers
- View our 360° Virtual Reality Viewer and Video Tour on Belong's own website



Lower Level: The kitchen is on the lower level and has its own entrance. Note the exposed mullions and old-world style doorway. It is well fitted with a range of modern units and integrated appliances.

On the first floor, a double bedroom has a built-in wardrobe and en-suite shower room.

On the second floor, another double bedroom has an en-suite bathroom.

The house has a gas central heating system and timber-framed sealed-unit double glazing (bathroom is single glazed).

Outside, the property has nicely presented paving to the front.

Our video, 3D tour and images pick out a variety of the character features, but it is essential to view the house to appreciate them all.

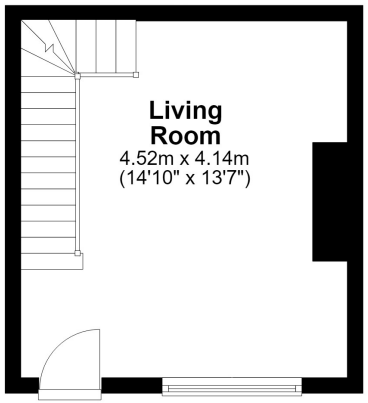
Viewings are by appointment with our Honley office.

The essentials: Mains services are available. Council Tax Band is C. The house is in a conservation area. The property is not suitable for disabled access. Buyers to check their own mobile signal at a viewing. Please check our broadband tab for broadband availability. The property is Freehold. Parking is on-road.

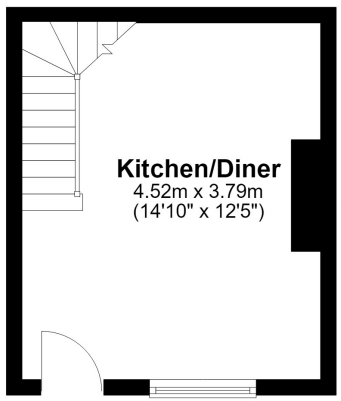
NOTE: ANTI MONEY LAUNDERING FEES APPLY TO EACH PARTY BUYING A PROPERTY THROUGH OUR AGENCY.

We are legally required to verify each buyer for anti-money laundering purposes. We use a government-recognised system called CREDAS. Each buyer will be required to pay a small fee of £24 inc VAT before a memo of sale can be issued following the acceptance of an offer, to cover the cost of these required checks.

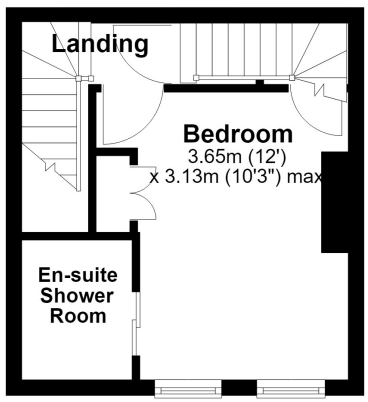
Ground Floor



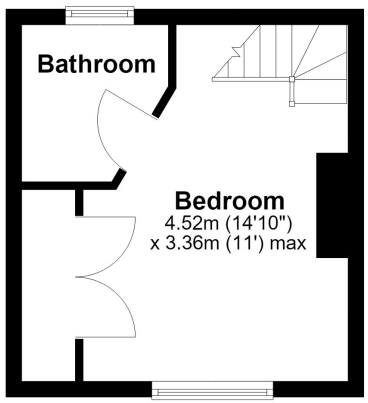
Lower Level



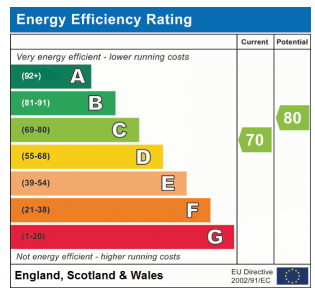
First Floor



Second Floor















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