



Intake Cottage, Stony Lane, Honley,
Holmfirth, HD9 6DY

belong 
by James White

£170,000 Freehold



If you are in the market for something individual then Intake Cottage should be on your shortlist.

A character cottage with ample living space and an enclosed garden too.

Located just out of the village within a convenient distance of the centre with all of it's amenities, shops and restaurants on offer. Good for local walks too, as once one is around the corner onto Long Lane local countryside stretches out before you.

The property has a gas central heating system and sealed unit double glazing and briefly comprises:-

Entrance in to the dining kitchen which has a variety of kitchen cabinets and a built in oven and hob. Just off the kitchen is a walk in boot room/storage and a walk in utility cupboard. There is also a ground floor shower room/wc which is a most useful addition.

A large lounge plays host to a feature fireplace which has an inset wood-burning stove. Also, some attractive built in wooden fronted cabinets and a useful understair area. The lounge leads out to the enclosed rear garden as depicted on our images and media tours.

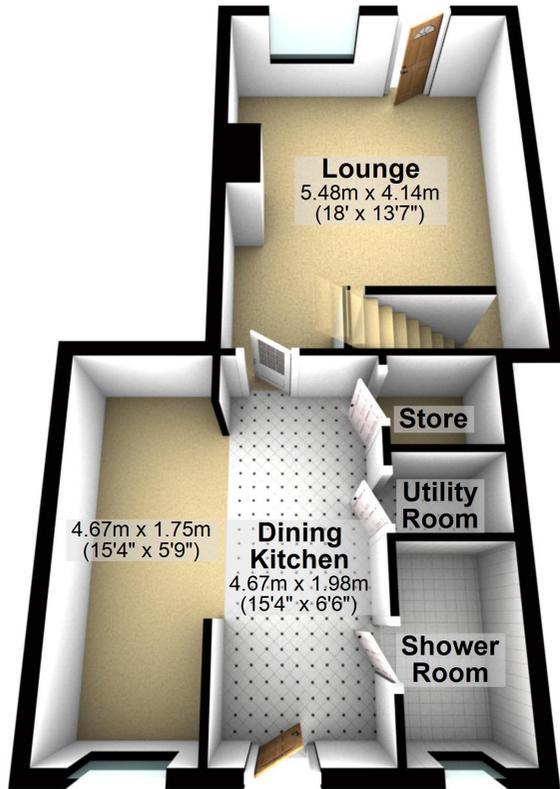
On the first floor are two bedrooms, and a bathroom/wc which has a contemporary white bathroom suite and heated towel rail.

Externally the property is approached from Marlbeck Close with a right of way to the front door. Our

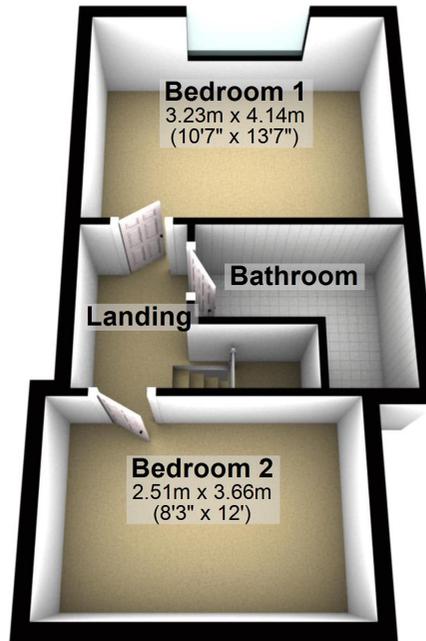
- Interesting character property
- Two bedrooms
- Bathroom and Shower Room
- Large lounge with feature fireplace and cupboards
- Enclosed garden
- Dining Kitchen with walk in boot room and a utility cupboard too
- Popular Holme Valley village
- Excellent amenities, restaurants and local scenic walks
- Gas central heating and sealed unit double glazing
- View our 3D Virtual Reality Tour and Video on Belong's own website



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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