



22 Town Head, Honley, Holmfirth, HD9
6BW

belong 
by James White

Back on the Market
£180,000 Freehold



- Charming two bedroom cottage
- Walking distance of varied local amenities and shops
- In the ever popular village of Honley
- Places to eat out and socialise
- Views across the neighbourhood to both elevations
- Well presented and comfortable accommodation
- Sealed unit double glazing and gas central heating system
- Ideal for a variety of buyers from first timers to downsizers
- View our 3D Virtual Reality Tour and Video on Belong's own website

A lovely two bedroom terraced cottage in the heart of Honley, within walking distance of the village centre and all of the amenities on offer.

Externally, the property has a gravelled frontage with drystone walling and fencing, and at the rear the house enjoys a delightful rear patio which is ideal for sitting out and alfresco dining. There is a useful outbuilding too currently serving as a laundry and housing the washing machine and the tumble dryer.

The house has a gas central heating system, and double glazing, and briefly comprises:

Entrance Porch, Lounge with feature electric fire, Fitted Kitchen including oven, hob, extractor, dishwasher and fridge freezer. The kitchen opens onto the rear patio, a split level Landing, Two Bedrooms (one large double, and a single) and a Shower Room/wc with a white suite.

Viewing is highly recommended.

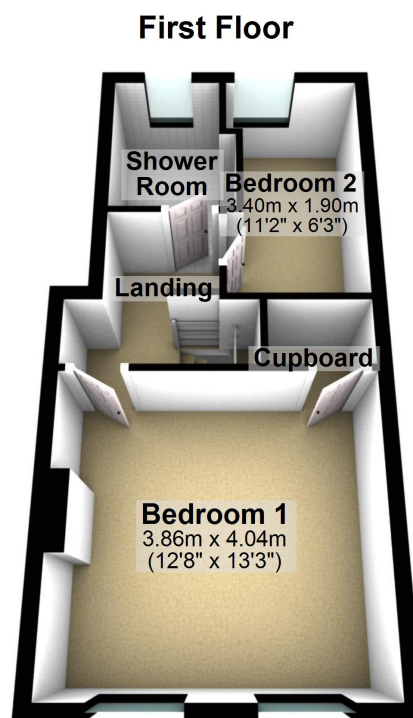
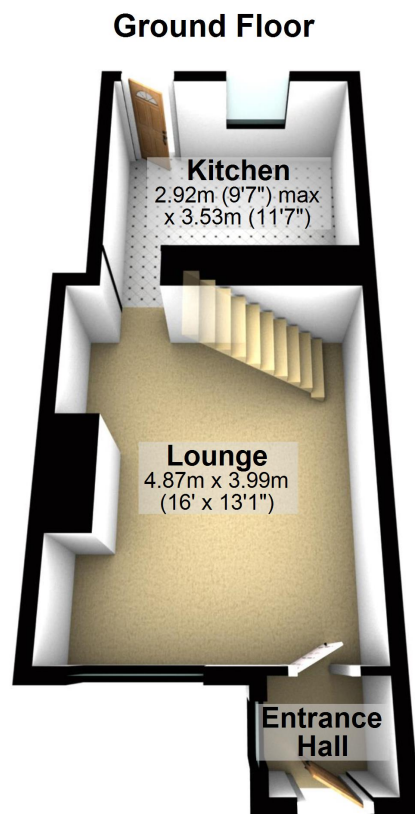
Honley has a variety of local amenities, shops and public services, the cottage is also handy for local scenic walks around the village and down to Magdale.

The village has schooling for children of all ages, and a local railway station connecting to Huddersfield and Sheffield. Leeds, Manchester and Sheffield are all 24 miles away, making this an ideal base for commuters.

A much sought after locale, with local country walks and scenery, as well as year-round activities, including sports and social clubs, places to eat out and socialise, places of worship and even a local library. There is something for everybody.

The essentials: The house is in the conservation area. The property is Freehold. Council Tax Band A. Mains services are available. No 24 next door has foot access over the front of this property No 22. The property is not adapted for





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



www.wherewebelong.co.uk

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