



40 Millbrook Cottage, Magdale, Honley,  
Holmfirth, HD9 6LU

belong   
*by James White*

£399,950 Freehold





- In beautiful Magdale – a unique three bedroom end of terrace
- A delightful house in which to form lasting memories
- Lovely gardens with lawns and established shrubs
- Spacious ground floor accommodation
- Double garage with additional land beyond
- Lots of potential to create something special
- Wander over the wheelhouse bridge onto another external landing
- Walk along Mag Brook and the River Holme
- Viewing strictly by appointment
- View our 3D Virtual Reality Tour and Video on Belong's own website

REDUCED SIGNIFICANTLY TO ATTRACT AND SPRING SALE.

Enjoy daily walks along the river bank, admire the local scenery and watch the birds and other creatures go about their daily routine in the lovely conservation area that is Magdale.

An oasis for local walkers and those that enjoy the outdoors, on the edge of Honley village, one of the most sought after villages in all of Huddersfield and Holmfirth.

To understand the extent of the ownership and boundaries one should look at the title plan included within these particulars, you'll be surprised at how much land the property has.

View the floorplan to understand the interior layout and peruse our photos, video and 3D tour before arranging a personal inspection. It is fair to say that a buyer will want to modernise the property.

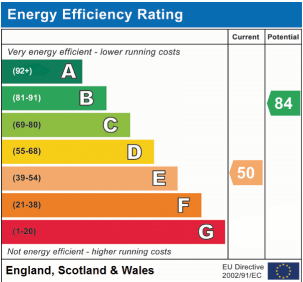
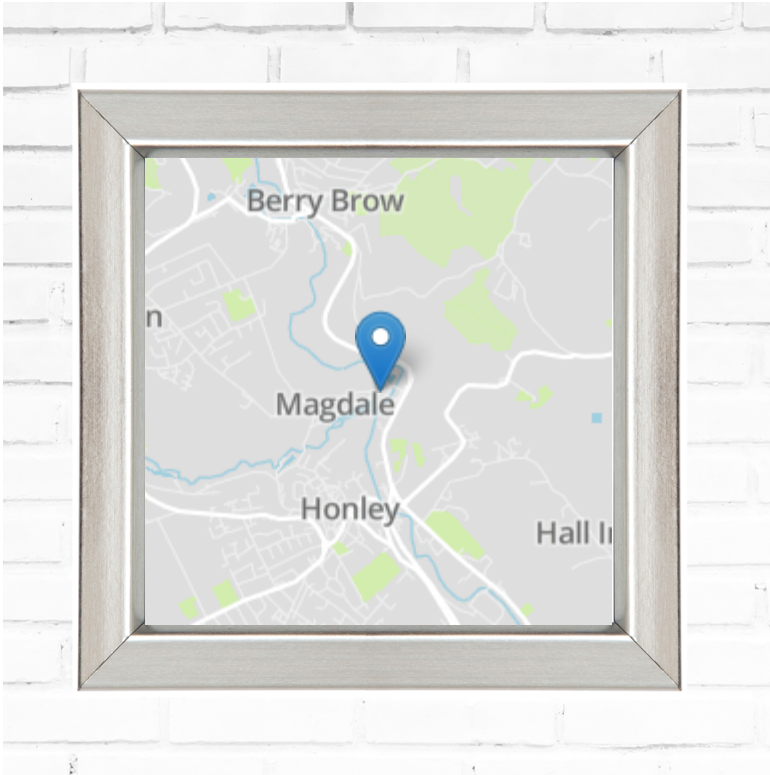
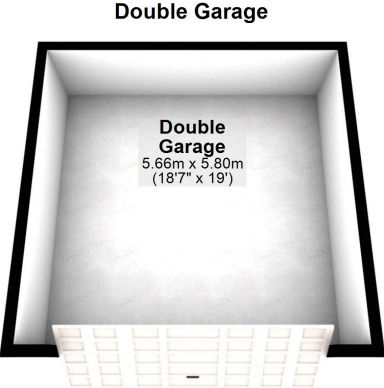
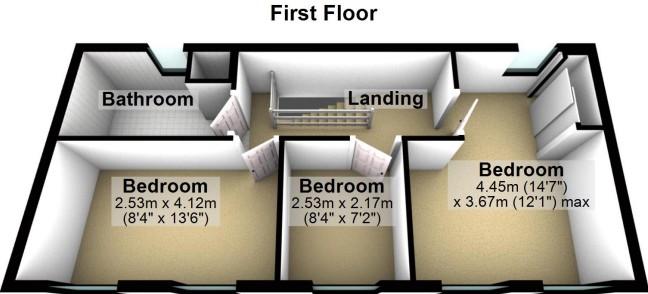
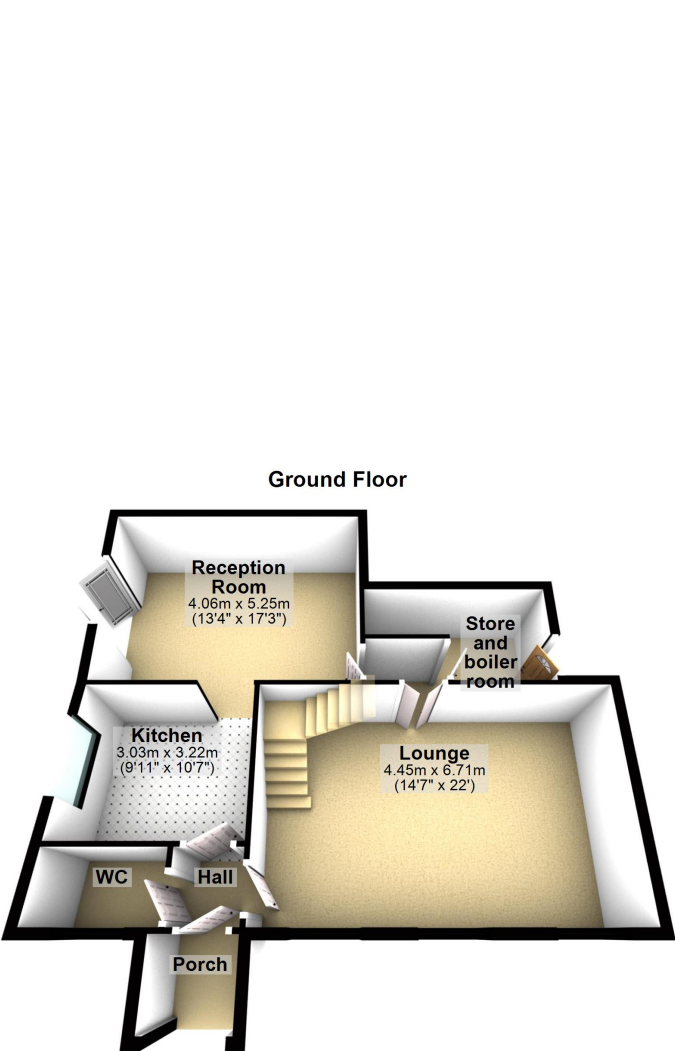
The house is part of a conversion of buildings associated with the local mill, and provides generous ground floor living space with the addition of three bedrooms and a bathroom on the first floor.

The outdoors has established gardens and a double garage with a remote control door, as well as riverside land and additional areas adjacent to the old mill pond. There's even a former wheel house and sleuce with the mill pond overflow running by.

The front garden is laid to lawn with mature shrubs and bushes. It runs down into the River Holme at the bottom. The side garden is just lovely – private and well established with a little bridge over the sleuce to an area at the far side. The land extends along the river bank towards the waterfall as depicted in the title plan, this area is left to the wildlife at present.











[www.wherewebelong.co.uk](http://www.wherewebelong.co.uk)

belong   
*by James White*

Belong By James White  
Fairfield House, 23a Westgate  
Honley, Holmfirth HD9 6AA  
T 01484 444567 E [info@wherewebelong.co.uk](mailto:info@wherewebelong.co.uk)