



3 Magdale, Honley, Holmfirth, HD9 6LX

belong<sup>♥</sup>  
*by James White*

£210,000 Freehold



If you are in the market for a house suited to a single person, in a sought after location just out of Honley, such as the beautiful Magdale, then this may be where you belong.

Recently extensively renovated by our client, the property is sold with no onward chain and with vacant possession.

It has outdoor space for alfresco dining. A small yard to the front with a shed at the side, plus a patio area at first floor level to the rear too. In addition, our clients have purchased a small area beyond the patio measuring 5.7m x 4.85m to include the space for the greenhouse too (depicted in our images).

The property has a gas central heating system and timber framed double glazing, is decorated to an attractive neutral cottage style and has brand new kitchen and bathroom fittings too.

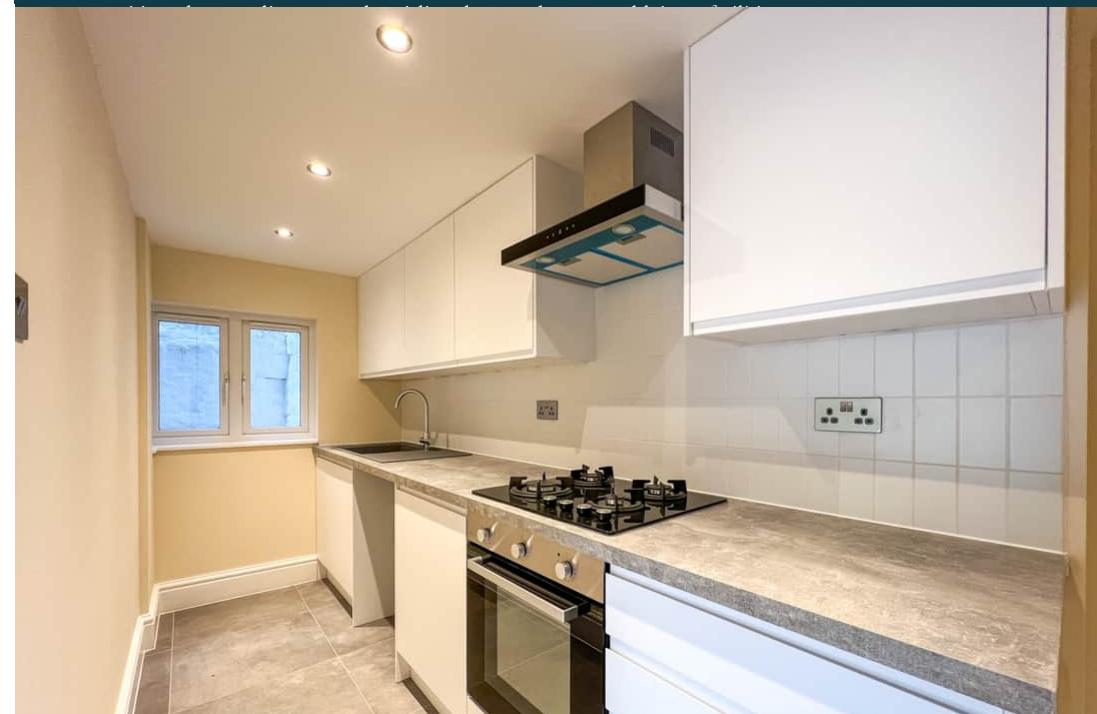
The accommodation comprises:-

Entrance Hall, Lounge with access through to the newly installed kitchen which has attractive units, worktops and built in cooking appliances, and has an area for a table to the right hand end.

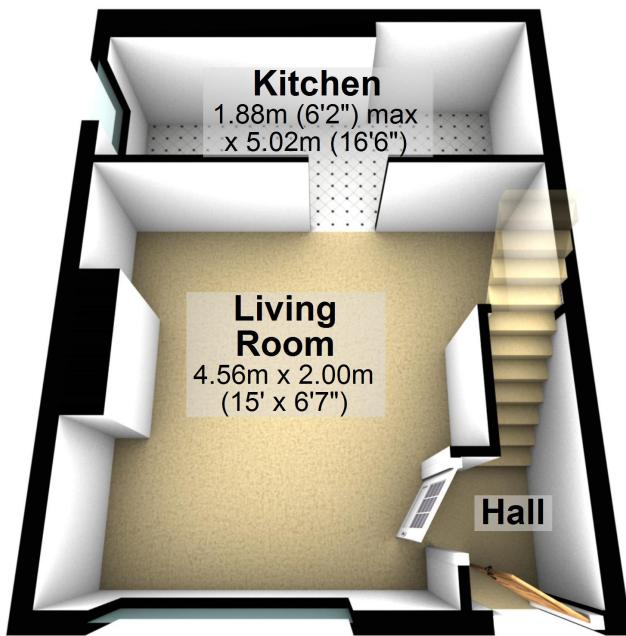
The first floor landing has a door out onto the rear patio, there is a bathroom with a very stylish new bathroom suite with well chosen tiling and a shower over the bath. There are two bedrooms, one for sleeping and one which would make a home office or dressing room.

If you enjoy the outdoors, but equally would like connectivity to village amenities, then Magdale should be considered. Not far from Netherton Farm Shop, or from Honley village centre, which has an array of facilities including a post office, pub, and a range of local businesses.

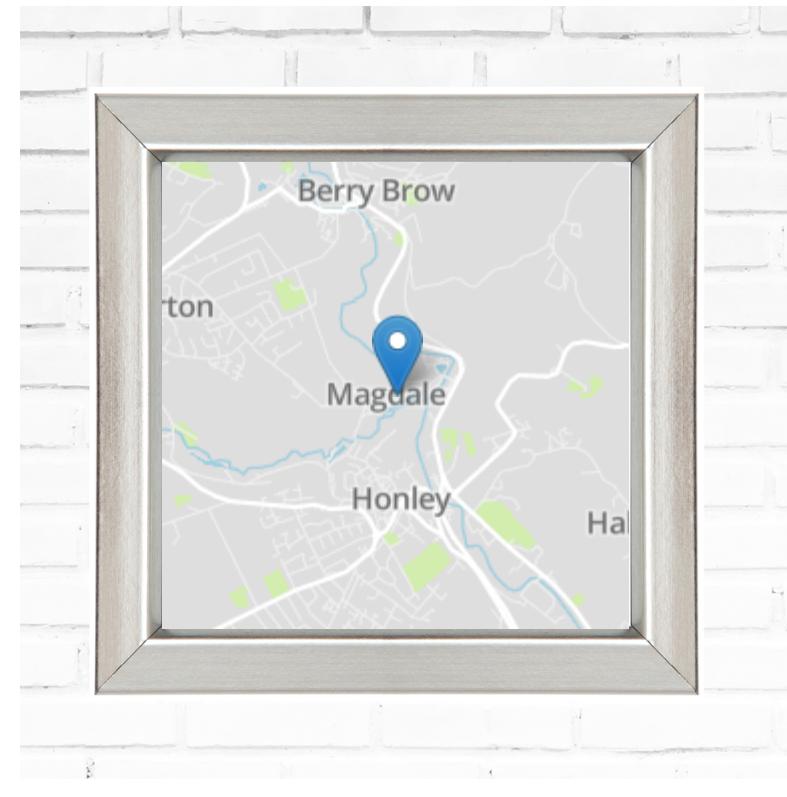
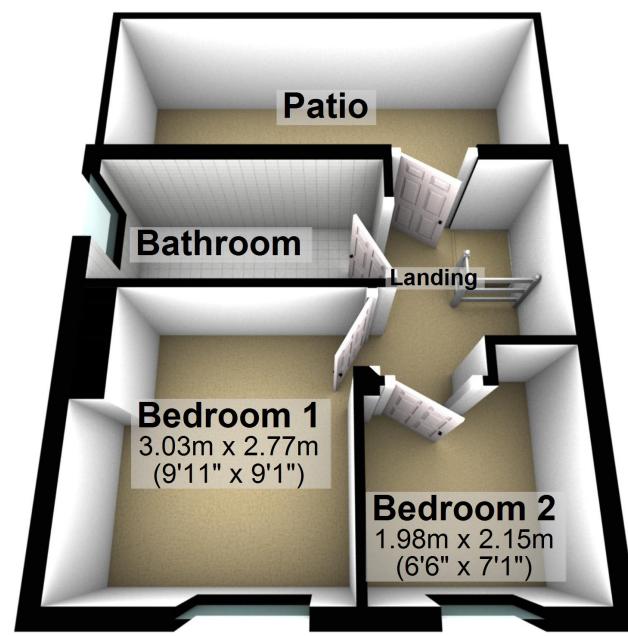
- **A semi detached cottage in Magdale**
- **Lovely local walks and scenery on the doorstep**
- **Ideally suited to a single person household**
- **Betwixt and between Honley & Netherton villages**
- **Vacant possession and no onward chain**
- **Small yard to the front and outbuilding. Patio area at the rear.**
- **Brand new kitchen and bathroom fittings**
- **Recently renovated.**
- **Viewing is highly recommended**
- **View our 360° Virtual Reality Viewer and Video Tour on Belong's own website**



## Ground Floor



## First Floor





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