



8 Marsh Gardens, Honley, Holmfirth, HD9  
6AF

belong   
*by James White*

£145,000 Leasehold



This most appealing two bedroom first floor flat offers well planned, good sized accommodation, and is in a very convenient location within Honley village centre.

Within walking distance of all that Honley has to offer, with a wide variety of amenities, shops, the doctors, pharmacy and dentist all on hand, as well as easy access to the local park and local country walks too.

This smart two bedroom first floor self-contained flat is suited to people over the age of 50 due to age restrictions in the head lease.

A very comfortable property with a spacious dining kitchen, separate lounge, two bedrooms and bathroom with a modern suite including a separate shower.

Gas central heating system, double glazing, fitted wardrobes to both bedrooms & some integrated cooking appliances in the kitchen.

Outside, there is a gated courtyard at the rear providing a parking space and also a communal patio area for sitting out etc.

The essentials: The property is Leasehold. There is an annual ground rent and a monthly service charge.

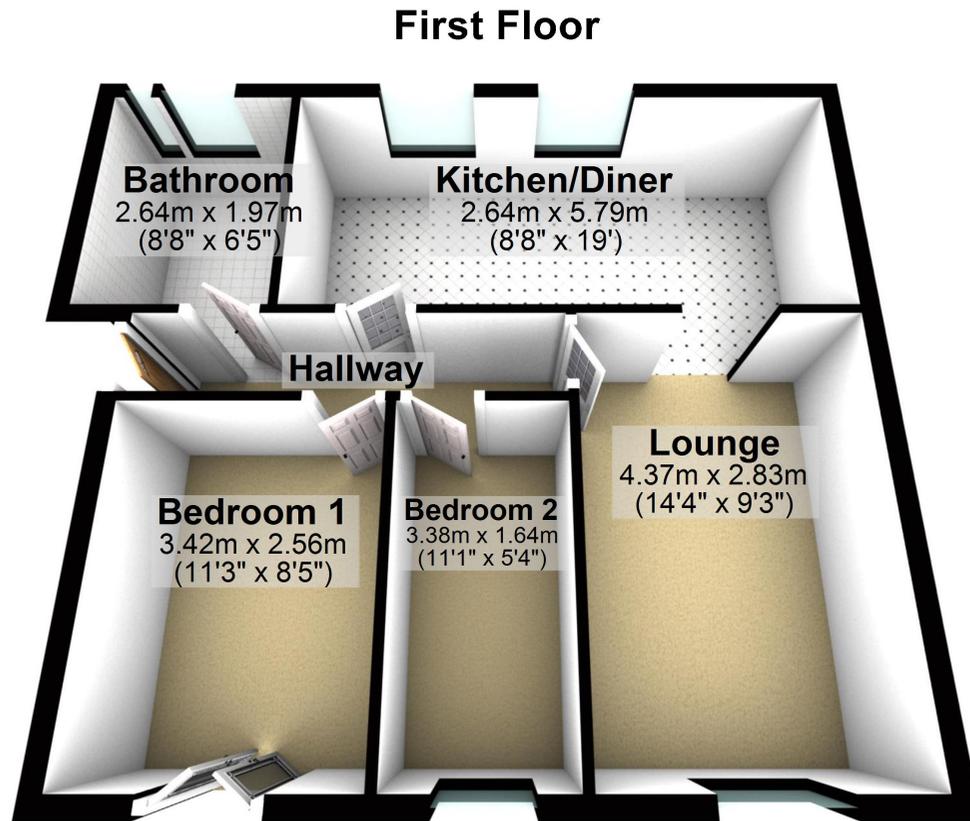
Lease Term : 999 years from 1 December 1997 Annual Ground Rent : £10.00

The service charge is set and managed by Bramleys Estate Agents in Huddersfield and we are informed that this is presently £600.00 per annum.

- Two bedroom first floor flat. Main entrance shared with only one other property.
- Pleasant sized lounge and dining kitchen, two bedrooms and bathroom with shower
- Highly convenient position, close to Honley village
- Fitted wardrobes to both bedrooms
- Fitted oven, hob, hood, fridge and dishwasher
- Off street parking. Shared patio area to the rear.
- Gas central heating system & double glazing
- Strictly over 50's and no pets (head lease conditions)
- Viewing is strictly by appointment with our Honley office



- View our 360° Virtual Reality Viewer and Video Tour on [Belong's own website](#)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	72	78
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

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