



2 Doctor Fold, Honley

Enjoying a pleasant tucked away position in the heart of Honley's conservation area, this end terraced cottage offers accommodation that is full of character with mullioned windows, exposed beams and roof trusses. It comprises: large open plan living / dining kitchen, landing, 3 bedrooms and house bathroom. It has the benefit of a gas central heating system, double glazed windows and attractive fittings throughout. Externally there is a small seating area to the front of the cottage but no rear garden. The cottage is perfectly located for access to Honley's array of independent shops, bars and restaurants.

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Accommodation

GROUND FLOOR



Living Room

Living Room / Kitchen 23'10" x 16' overall

The ground floor of the property is entirely open plan with a good sized living room area at the front and dining kitchen area at the rear. The living area features a wooden entrance door and mullioned windows to the front, exposed brick chimney breast with living flame effect gas stove and stone hearth, stairs to the first floor and a central heating radiator.

The kitchen area is fitted with a good range of fitted base units and wall cupboards with laminated worksurfaces, twin stainless steel sink unit with mixer tap, integrated oven, 4 ring gas hob with extractor over, Baxi central heating boiler, mullioned windows to the rear and central heating radiator.

FIRST FLOOR

Landing

With exposed roof truss to the high angled ceiling, central heating radiator.



Bedroom 1 11'9" x 8'6"

With mullioned windows to the front, exposed roof truss to the high angled ceiling, fitted wardrobe and central heating radiator.



Bedroom 2 11'8" x 8'5"

With mullioned windows to the rear, exposed roof truss to the high angled ceiling, fitted wardrobe and central heating radiator.



Bedroom 3 8'2" x 7'5"

With mullioned windows to the rear, exposed roof truss to the high angled ceiling and central heating radiator.



Bathroom 7'8" x 5'6" (8'6" max)

With low flush wc, pedestal washbasin, bath with shower over, exposed roof truss to the high angled ceiling, obscure glazed windows to the front, tiled floor and central heating radiator.



OUTSIDE

There is a small seating area to the front of the cottage but no rear garden. There is no parking on Doctor Fold but street parking is available on nearby streets.

Additional Information

The property is Freehold, Energy rating 53 (Band E), Council tax band B.

Our online checks show that Ultrafast Fibre broadband is available and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

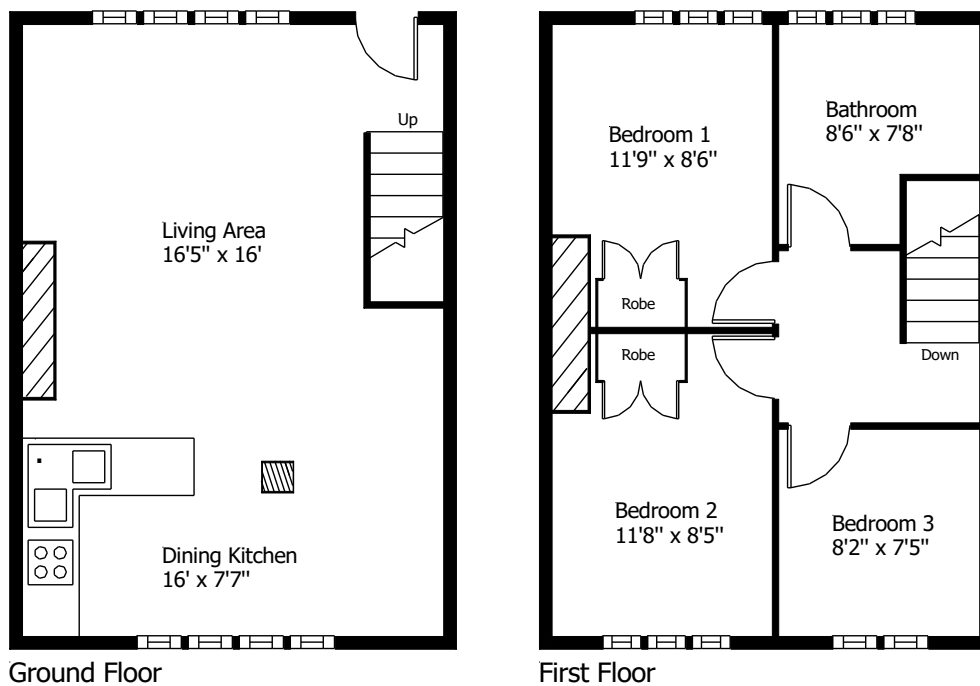
Viewing

By appointment with Wm Sykes & Son.

Location

Head into Honley on Eastgate, heading up the hill towards the centre of the village. Turn right onto the cobbled Church Street. Continue up here passing the Church and Doctor Fold will be found on the right hand side.

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This floor plan is for illustrative purposes only and may not be to scale.
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