



Honey Cottage 280 Keighley Road, Ilkley, Halifax, HX2 8XB
£150,000

bramleys



Nestled in a picturesque and elevated position with far-reaching views to the rear, Honey Cottage is a beautifully presented stone-built character home offering spacious and versatile accommodation across multiple levels. Rich with period features including exposed stonework, ceiling beams, mullion windows, and a roll-top bath within the bedroom, this unique home blends traditional charm with stylish modern upgrades. Ideally suited for buyers seeking something truly distinctive, the property also benefits from a garage, usable cellar rooms, and excellent access to local amenities.



GROUND FLOOR:

Entrance Porch

Accessed via a uPVC external door, the porch includes a uPVC double-glazed window and an internal door leading directly into the attached garage.

Entrance Hall

Entered through a composite door from the porch, the hallway features wood-effect tiled flooring, central heating radiator, and timber panelling to the walls. Provides access to the lounge and stairs to the first floor.

Lounge Diner

18'4 x 15'0 (5.59m x 4.57m)

A spacious and versatile reception room ideal for both relaxing and dining. With exposed stonework, ceiling beams, dual-aspect uPVC windows, built-in electric fire, central heating radiator, and two wall light points. Door to kitchen.

Kitchen

12'8 x 7'5 max (3.86m x 2.26m max)

A well-equipped modern kitchen with granite work surfaces and a range of matching wall and base units. Includes 1½ bowl sink with spray-style mixer tap, integrated dishwasher, electric hob with oven beneath, and uPVC window to the rear. Central heating radiator and composite stable-style door providing side access.



LOWER GROUND FLOOR CELLAR:

Cellar Room 1

15'3 x 10'10 max (4.65m x 3.30m max)

With power, light, water supply, and extractor fan – ideal for storage, utility, or conversion (subject to consent).

Cellar Room 2

18'5 x 5'8 (5.61m x 1.73m)

An additional useful space offering scope for a variety of uses.

FIRST FLOOR:

Landing

With central heating radiator, loft access, exposed stonework, and providing access to the bedroom and shower room.

Master Bedroom

18'2 x 12'10 max (5.54m x 3.91m max)

A stunning dual-aspect double bedroom with uPVC windows to the front and rear—enjoying impressive views to the rear. Retains many character details including exposed high ceilings with beams and mullion windows. The room also features a stylish freestanding roll-top bath and two central heating radiators.





DIRECTIONS:

Leave Halifax via the A629 Ovenden and Keighley Road. Proceed through Ovenden passing Morrisons Supermarket. Continue up Wrigley Hill and passed the Fire Station. The property can then be found after a short distance on the right hand side clearly identified by the Bramleys For Sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

Band A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

Shower Room

Contemporary three-piece suite including low flush WC, pedestal wash hand basin, and walk-in shower with thermostatic rainfall-style fitting. Fully tiled walls, modern flooring, uPVC window, and central heating radiator.

OUTSIDE:

The property enjoys a patio garden to the front, providing a welcoming and low-maintenance outdoor space. Gated vehicle access leads to the integral garage, offering secure off-road parking. To the side, there is a pleasant patio seating area, perfect for outdoor dining or entertaining. A gate from the side leads to a lawned garden to the rear, which is currently used and maintained by the vendor but is not included within the property's title deeds.

Garage

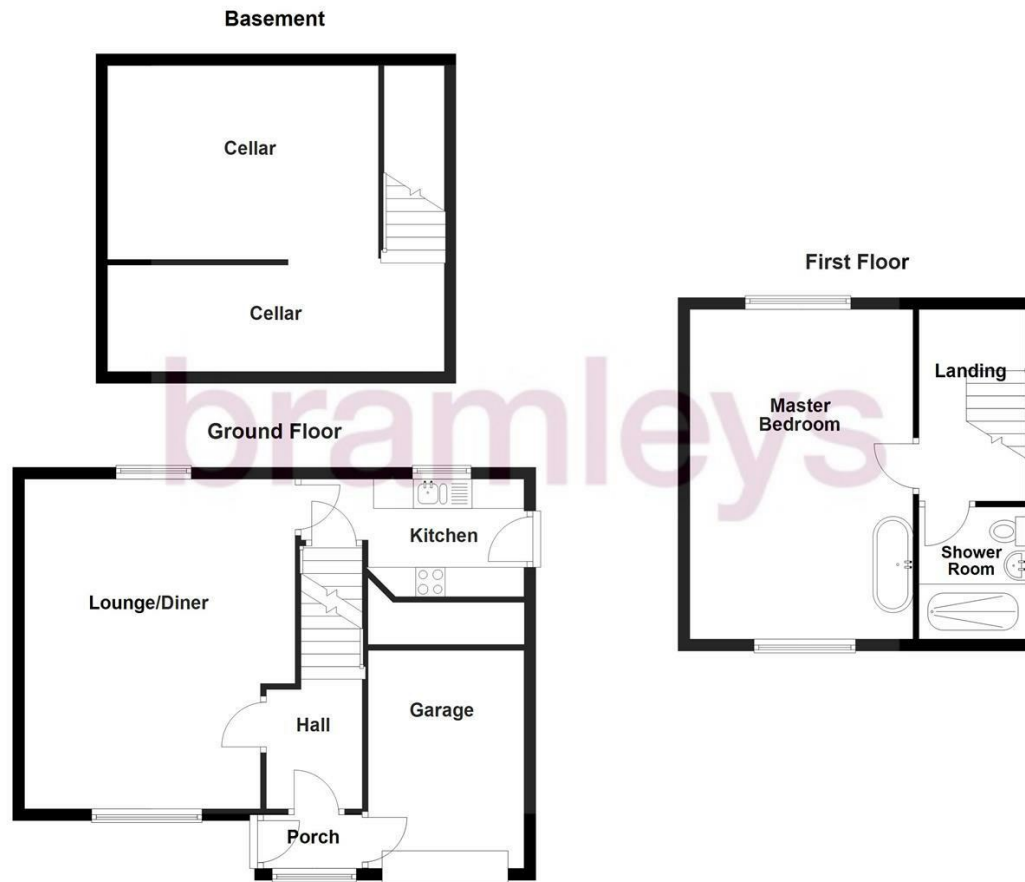
Roller-style up-and-over door, with power and light. Integral access door from the porch. A door leads to a rear storage area.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



Huddersfield | Halifax | Elland | Mirfield

