



Applegate
Properties



- Characterful weavers cottage
- Grade II Listed
- Over three floors
- Two bedrooms

Radcliffe Road, Slaithwaite, Huddersfield, HD7 5BN

Guide Price £210,000 - £220,000

Attractive Grade II Listed cottage offering well presented & characterful two bed accommodation over three floors with delightful garden close to popular Slaithwaite village.



PROPERTY DESCRIPTION

Occupying a pleasant tucked away position yet ideally placed only a short distance from the varied and popular shops, restaurants and amenities of Slaithwaite is this attractive stone weavers cottage. Being of potential interest to a variety of buyers including the first time buyer or down sizer, the property is also well placed for local schooling and nearby train station with Trans Pennine links. Combining period features including stone mullion and exposed beadwork alongside more contemporary fittings, the accommodation comprises: Entrance to Dining Kitchen with modern units and granite worktops, feature log burning stove in stone inglenook fireplace, downstairs store and turned staircase to First Floor Living Room with exposed beams and decorative fireplace and Bathroom furnished with three piece white suite including over bath shower and tiled surround. To the second floor are two double bedrooms, the larger being of a particularly good size with vaulted ceiling and exposed ceiling beams. The second bedroom also provides access to the boarded loft, via a hatch, providing extra storage.

Externally, the property is approached by a shared side lane with gated access to a generous fore garden which includes a paved area with useful timber shed, upper lawn and paved patio seating area.

EPC: D

Tenure: Leasehold property with a 999 year lease from 1816 with a nominal rent which is not collected (approximately £2 PA)

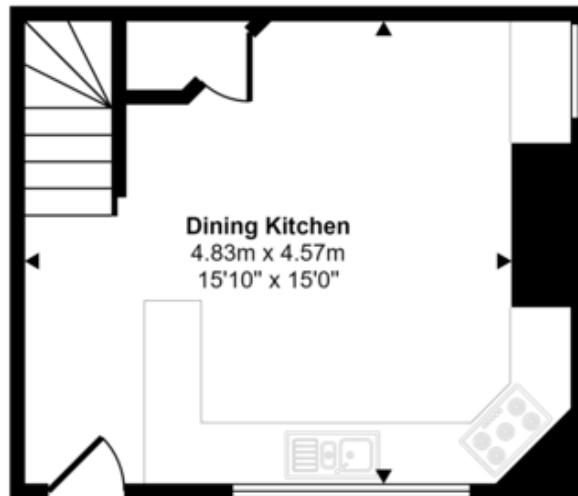
Council Tax: A

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.

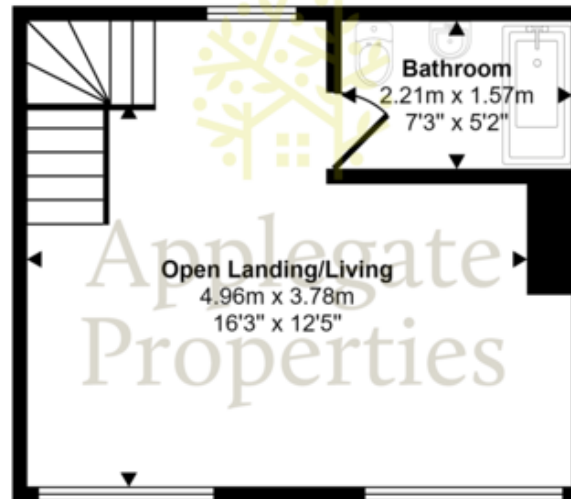




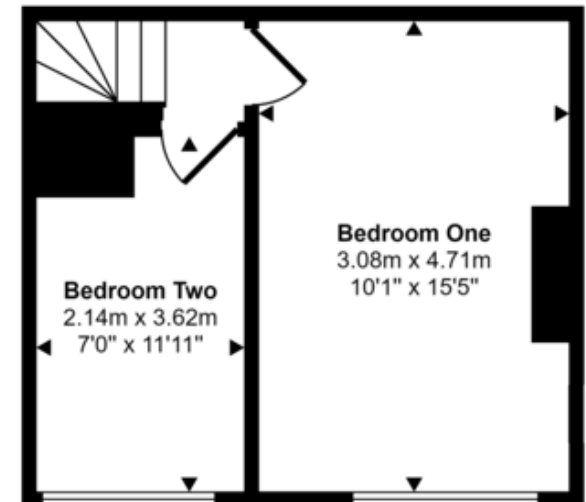
Approx Gross Internal Area
75 sq m / 807 sq ft



Ground Floor
Approx 25 sq m / 267 sq ft



First Floor
Approx 25 sq m / 269 sq ft



Second Floor
Approx 25 sq m / 274 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Copyright: Drawing by Applegate Properties

Measurements

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Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm