



Applegate
Properties



Manchester Road, Slaithwaite, Huddersfield, HD7 5JX

Offers in excess of £195,000

A most deceptive and attractive Grade II listed three storey cottage offering characterful yet contemporary two bedroom interior with patio garden close to centre of sought after village and train station.

- Attractive Stone Cottage
- Grade II Listed
- Characterful yet contemporary
- Two Bedrooms



PROPERTY DESCRIPTION

GUIDE PRICE £190,000 - £200,000

Affording charming, bright and spacious accommodation arranged over three floors is this superbly presented and much improved Grade II listed stone cottage. Offering a versatile two bedroom interior which includes a wealth of character such as vaulted ceilings, exposed beams and sash windows alongside more contemporary fittings, this stunning property may well suit a variety of buyers including the first time buyer or down sizer.

Being ideally placed only a short walk from the regarded and popular shops and amenities of Slaithwaite village as well as nearby train station with Trans- Pennine links the property also enjoys pleasant elevated views to the rear.

In brief comprising: Entrance Lobby, spacious Living Room with feature coal effect stove in stone inglenook fireplace and window to rear. Stone steps lead to both upper and lower levels, the First Floor having spacious landing with two generous bedrooms, the Principal Bedroom including vaulted ceiling and Shower room furnished with a stylish white suite including walk-in shower, fitted vanity units and tiled splashbacks.

To the lower level, stone steps lead from the Living Room to a most spacious Dining Kitchen fitted with a range of contemporary cream units, integrated ovens, stone mullioned windows, Rear lobby with access to patio garden and further Utility/w.c including plumbing for washing machine.

Externally, the property has a most pleasant raised patio to the rear with railed surround and views over the village.

EPC: D

Council Tax:A

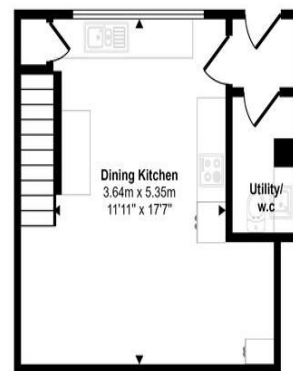
Tenure:Freehold

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 Contract 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.





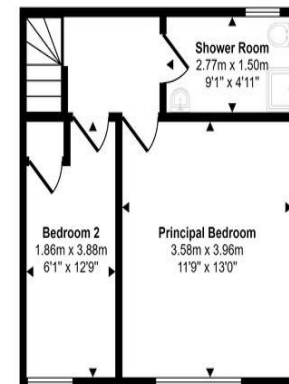
Approx Gross Internal Area
94 sq m / 1011 sq ft



Lower Ground Floor
Approx 30 sq m / 321 sq ft



Ground Floor
Approx 32 sq m / 347 sq ft



First Floor
Approx 32 sq m / 342 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 60 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

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.

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

Sunday - CLOSED

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