Wm Sykes & SON EST. 1866

Offers in the region of

£180,000



97 Manchester Road, Slaithwaite

With a good-sized garden to the rear this appealing two-bedroom three storey stone built period terraced property offers an appealing Slaithwaite centre and mill view to the rear. With a good-sized lounge on the ground floor and dining kitchen below with a bathroom off the kitchen and access to the rear garden with raised areas, lawns and views. The accommodation briefly comprises: entrance vestibule, lounge, lower ground floor kitchen, store and bathroom, two bedrooms on the first floor with a separate WC off the main bedroom. A stones' throw from Slaithwaite's hugely popular and vibrant centre with independent bars, eateries, amenities, café culture and train station with links to Huddersfield/Leeds/Manchester, along with having good access up to junctions 23 & 24 of the M62. Internal inspection is the only way to fully appreciate this charming home.

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38 Huddersfield Road,
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Slaithwaite
Britannia Mill, Britannia Road,
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Accommodation

GROUND FLOOR

Entrance Vestibule
Access is gained by a timber period style door directly into this small entrance vestibule and then a stripped timber part glazed door gives access through to the lounge.









Lounge 18'0" x 15'2" max
This appealing room has a timber mantle and a raised stone hearth there are double-glazed windows to the front and the rear aspect with the rear window giving a particularly pleasant outlook. There are stripped timber doors one giving access to the stairs to the first floor and one to the stairs down to the lower ground floor. In the corner there is a built-in cupboard which houses is the property gas fired central heating boiler.

FIRST FLOOR



Landing

As you go up the stairs there is a double-glazed window allowing a particularly impressive outlook to the rear, there is a loft access point useful over stairs storage cupboard and doors lead off.







Bedroom 1 13'11" x 9'9" max

This double bedroom is located to the front of the property has a twin-double-glazed windows, central heating radiator and the useful addition of a WC.



W.C.
Comprising of a two-piece suite in white including a low-level flush WC and hand wash basin.





Bedroom 2 **8'4" x 8'3"**
Located to the rear of the property this bedroom has a panel ceiling, central heating radiator and double-glazed window. The room offers impressive valley views and would make a great workspace.

LOWER GROUND FLOOR







Dining Kitchen **15'2" x 13'3" max**
The staircase from the lounge above opens to the dining kitchen and here there are units to the low level with a stainless-steel sink unit, plumbing for an automatic washing machine and a gas cooker point. The kitchen has a tiled floor, stripped timber doors, appropriate tiled splashback and a double-glazed window allowing views to the property's rear garden and to the side there is an external access door. To the rear of the dining kitchen a door opens to a pantry style cupboard and another to the bathroom.



House Bathroom **10'8" x 4'8" max**

The bathroom comprises of a three-piece suite in white including a low-level flush WC, pedestal hand wash basin and a panelled bath with shower over. The room is tiled in the main to ceiling height with one wall being tiled to half height. The flooring is tiled, there is a central heating towel rail style radiator, extractor fan, insert shelving and a single glazed window.







OUTSIDE

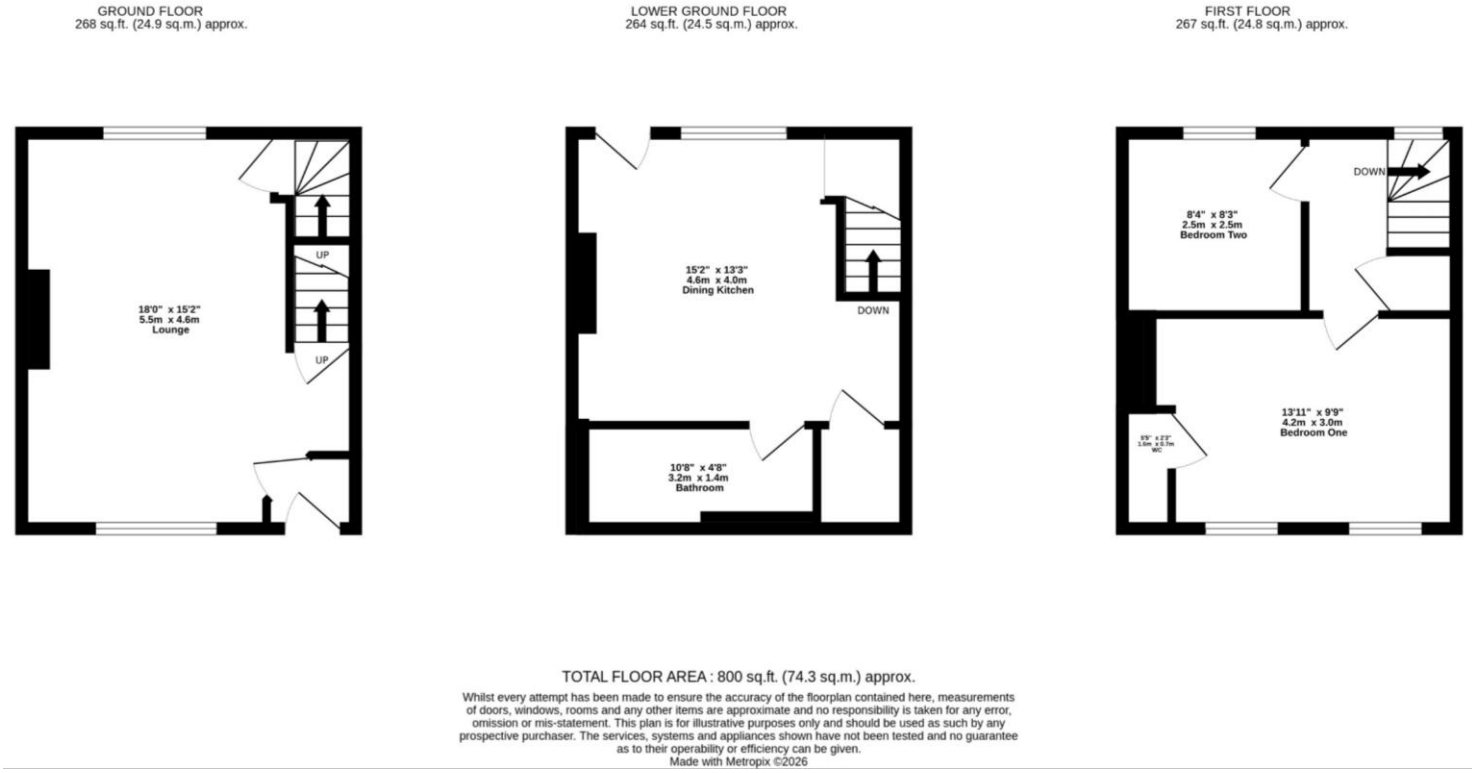
This charming home has a a particularly good size garden to the rear where access is primarily gained from the dining kitchen. There is a patio style area which previously had decking and buyers may consider returning the area to decking. From here there is a good-sized lawn area, timber-built summer house style shed, established planting and a pleasant outlook down towards Slaithwaite centre, mills and canal.

The front garden to the front of the property is a small hardstanding garden suitable for the storage of bins and flower pots. Here there is a stone front boundary wall which opens to the pavement.

Viewings
Strictly by appointment with Wm. Sykes.

Location
From Slaithwaite centre leaving up Ned Lane onto Slaithwaite centre towards Marsden on the Manchester Road. No. 97 in on the right.

Additional Information
- Council Tax – Band A
- Tenure – Freehold.
- EPC - TBC
- Utilities:-
    - Electricity – mains
    - Water – mains
    - Drainage – mains
    - Gas – mains
    - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows a range of broadband services, including 'Superfast', are available in this area and mobile coverage at the property is offered by several providers.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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