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& SON EST. 1866

PRESTIGE

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## BRIARFIELD

2 MANCHESTER ROAD ~ SLAITHWAITE ~ HUDDERSFIELD ~ HD7 5HH

£650,000

This imposing detached house occupies a prominent position with close to the much sought after village centre of Slaithwaite. It has undergone a comprehensive scheme of renovation by the present owners and offers approximately 2550 sqft of spacious, flexible and well presented accommodation over 3 floors. There are raised gardens to the rear and generous parking to the side.

- Substantial Double Fronted Detached
- Overlooking Slaithwaite Village Centre
- Stunning Open Plan Living/Dining Kitchen
- Large Separate Lounge, Utility & Downstairs W.C.
- 5 Bedrooms, Bathroom, En Suite & Shower Room
- 2 Further Cellar Rooms with Flexible Uses
- Terraced Garden to Rear & Parking to Side
- Energy Rating 76 (Band C)

### About Briarfield

The property is of traditional stone built construction under a hipped blue slate roof and understood to date back to circa 1865 - 1900. In recent times the property stood empty and largely unmodernised for many years prior to our clients purchasing it in 2019. Since then, our client has carried out an extensive scheme of modernisation works to create a home that meets the demands of modern living whilst retaining its traditional charm.

The formal front entrance is accessed up a set of stone steps from the pavement on Manchester Road – the spacious hallway features a glazed balustrade to the first floor. To one side of the hall is the large lounge which features dual aspect windows, a superb stone fireplace and log burning stove. At the other side of the hall, you will find the kitchen which is fitted with an excellent range of modern units with Silestone worksurfaces and island with overhanging breakfast bar. This is in turn open plan to the living / dining room which has a feature brickwork fireplace and a recessed walk in pantry / store. Finally on this floor, there is a utility room and a cloakroom / w.c.

On the lower ground floor, the basement rooms have been converted and could be utilised for a variety of uses and may well suite somebody who operates a business from home as there is a separate entrance door here to the side of the building. Within one of the rooms there is a large walk in store / plant room.



The first floor landing features a glazed balustrade around the stairs and a door with a bridge out to the rear garden. There are 5 bedrooms on this floor, the principal bedroom having its own en-suite shower room. There are 2 other double bedrooms and 2 larger single bedrooms. These are served by a house bathroom and shower room.

The property has been replastered, rewired and replumbed throughout. All of the external walls have also been insulated. There is a gas central heating system with underfloor heating to the lower and ground floors – this is zoned with thermostats in each of the rooms. In addition to this there are uPVC double glazed windows throughout. We understand from our client the property was re-pointed and re-roofed circa 2017, prior to their ownership.

Externally there is a stone paved area to the front of the building, enclosed by wrought iron railings. A driveway to the side leads to a generous parking area for up to 6 vehicles.

The property enjoys a most convenient setting with the village centre of Slaithwaite accessible across the road where you will find an excellent range of shops, cafes, bars, restaurants and other amenities. The village railway station is also to be found close to hand, providing easy access to Huddersfield, Leeds and Manchester.



Accommodation:

## GROUND FLOOR



### Entrance Hall

A spacious entrance hall which stretches from the front to the rear of the building. It features a composite entrance door, staircase with glazed balustrade leading to the first floor, inset spotlights to the ceiling, staircase leading to the lower floor, engineered hardwood flooring and rear entrance door.

### Lounge

17'5" x 14'7"

A good sized living room with window to the front enjoying views over the village, 2 further windows to the side, stone fireplace with log burning stove, inset spotlights and pendant light to the ceiling.



### Dining Kitchen

17'5" x 14'6"

The kitchen is fitted with an excellent range of base units and wall cupboard with Silestone worksurfaces 2 integrated ovens, induction hob with extractor over, inset sink unit with mixer tap, dishwasher and wine fridge. There is also an island unit with overhanging breakfast bar, engineered hardwood flooring, window to the front and inset spotlights to the ceiling.



### Sitting / Dining Room

17'7" x 13'7"

This flexible living space is open plan to the kitchen and we anticipate that it would make a wonderful dining and living room. It features engineered hardwood flooring running through from the kitchen, an exposed brickwork chimney breast with stone mantel, window to the front and front entrance door. A door leads to the recessed walk in pantry cupboard (5'5" x 4').





**Utility Room** 8'11" x 5'5"

With a range of fitted base units with Silestone worksurfaces, space and plumbing for automatic washing machine and drier, inset spotlights to the ceiling, engineered wood flooring and extractor.

**Cloaks / W.C.** 10'2" x 4'

With modern two piece suite in white comprising wall hung w.c., vanity washbasin, obscure glazed window to the rear, inset spotlights to the ceiling, fully tiled walls and extractor.

**LOWER GROUND FLOOR**

Stairs lead down to a hallway area between the two downstairs rooms.



**Office** 12'10" x 16'11" overall

A large room with obscure glazed window to the front and side entrance door. This would provide an ideal space to work from home or operate a small business subject to the necessary consents being obtained.

**Plant Room** 9'2" x 4'1"

Housing the central heating boiler, hot water cylinder and electrical installation.



**Cinema Room** 16'10" x 14'1"

Again, suitable for a variety of uses, possibly as a work from home space or home cinema room. It features ample electric sockets, tv points and inset spotlights to the ceiling.

## FIRST FLOOR



### Landing

A spacious landing area which features a door with bridge out to the rear garden, window to the rear and central heating radiator. There is also a glazed balustrade around the stairs.



### Bedroom 1

14'9" x 17'9" overall

A large double bedroom with window to the front enjoying the views, inset spotlights to the ceiling and central heating radiator. Note measurement includes en-suite.

### En-Suite

8'11" x 4'5"

With three piece suite in white comprising low flush w.c., vanity washbasin and shower enclosure with glazed screen, fully tiled walls, extractor, inset spotlights and extractor to the ceiling, heated towel rail and cabinet with heated and backlit mirror door.







**Bedroom 2** 11'7" x 9'6"

A double bedroom with window to the front enjoying the views, inset spotlights to the ceiling and central heating radiator.



**Bathroom** 7'11" x 7'1"

A superb house bathroom with modern 4 piece suite in white comprising low flush w.c., vanity washbasin, freestanding bath and shower enclosure with glazed screen, obscure glazed window to the rear, heated towel rail and cabinet with heated and backlit mirror door.



**Bedroom 3** 11'4" x 10'8"

Another double bedroom with windows to the front and side, central heating radiator.

**Bedroom 4** 9'9" x 9'5" overall  
With window to the front, inset spotlights to the ceiling and central heating radiator.



**Bedroom 5** 11'7" x 6'4"  
With window to the side, inset spotlights to the ceiling and central heating radiator.

**Shower Room** 6'1" x 5'6"  
With modern three piece suite in white comprising low flush w.c., vanity washbasin and shower enclosure with glazed screen, fully tiled walls, obscure glazed window to the side, inset spotlights to the ceiling, extractor and heated towel rail.



**OUTSIDE**  
To the front of the house there is a raised stone paved seating area enclosed by decorative wrought iron railings and accessed via stone steps from the pavement.





#### Parking

A driveway to the side of the house leads to a generous parking area with space for up to 6 vehicles.



#### Gardens

The rear garden is terraced over various levels with paved seating areas, borders, lawn and further seating area at the very top which enjoys views over the rooftops and into the village.

#### Additional Information

Tenure: Freehold. Energy Rating 76 (Band C). Council Tax Band E.

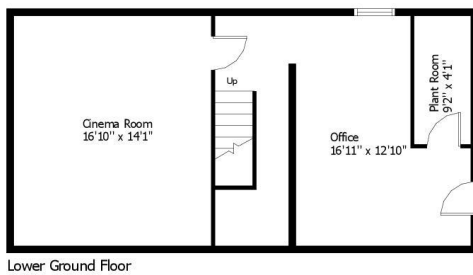
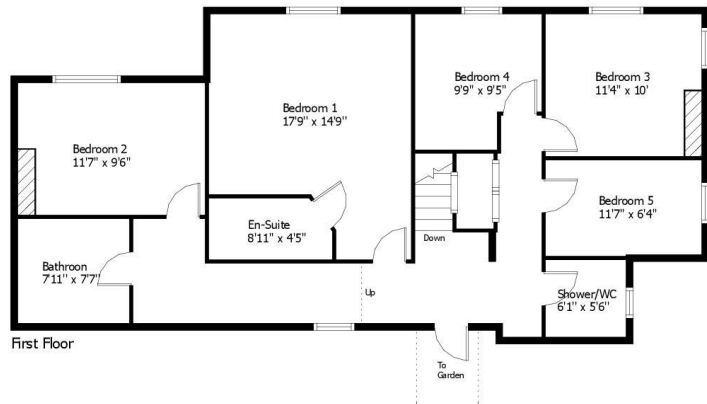
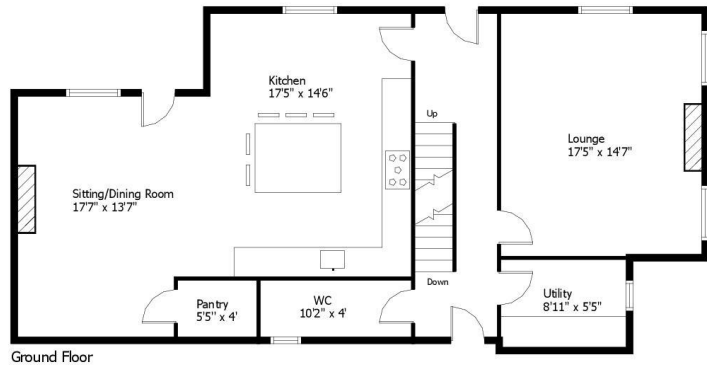
#### Viewing

By appointment with Wm Sykes & Son.

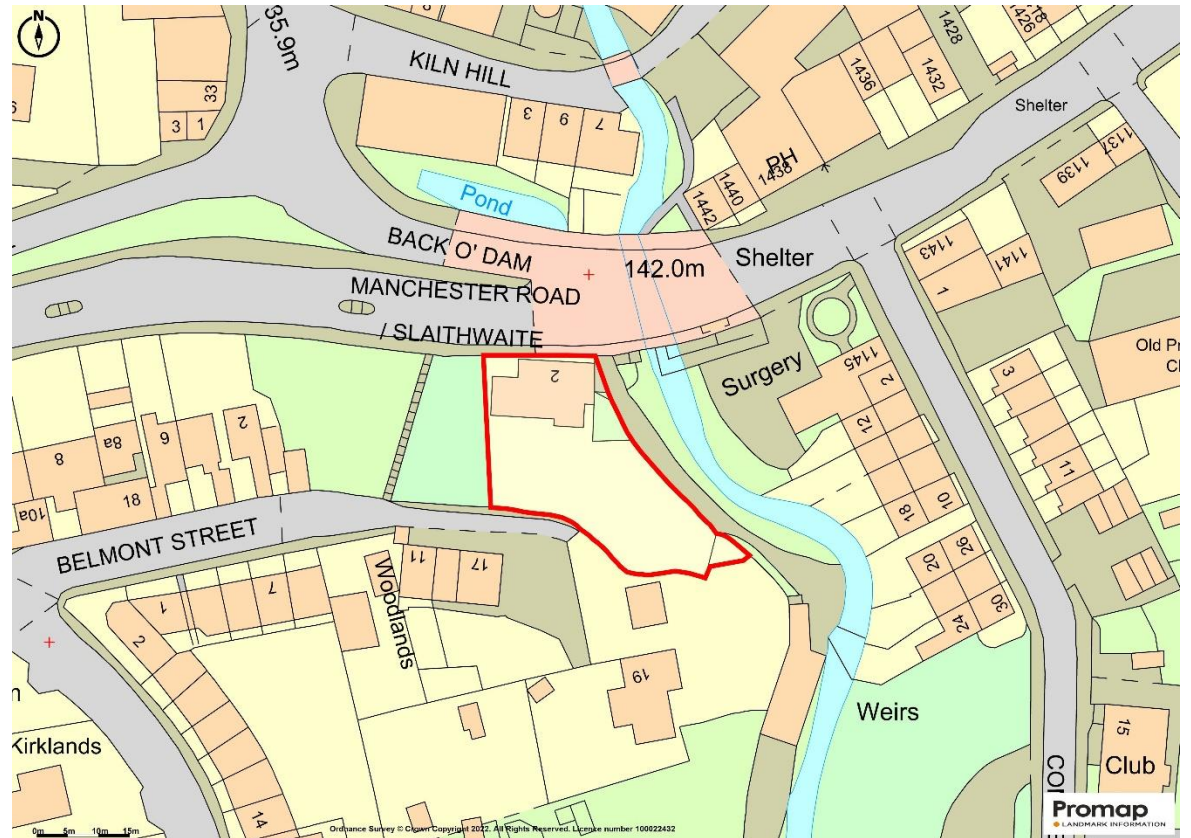
#### Location

The property is located on the A62 Manchester Road, opposite Back O'Dam, the road which leads into the centre of the village if heading in from Huddersfield.

Briarfield, 2 Manchester Road, Slaithwaite



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**P R E S T I G E**