



27 James Street, Slaithwaite

Nicely tucked away just out of the village centre is this 2 bed stone terrace providing the ideal opportunity for a first time buyer to get onto the property ladder. It would also suit an investor who is looking to add to their portfolio of rental properties. It briefly comprises lounge, kitchen, cellar, 2 bedrooms, bathroom and separate w.c. The property benefits from having gas fired central heating, a stove in the lounge, double glazing, wired in smoke alarms, and there is no onward chain to hold you up. It fronts onto the pavement, and has use of a communal garden area at the rear. The village of Slaithwaite is only a short walk away where you will find an array of shops, bars, restaurants, train station, and bus stops.

Holmfirth

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Slaithwaite

Britannia Mill, Britannia Road,
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Accommodation:

GROUND FLOOR

The front entrance door opens into:-

Hallway

With wall mounted coat hooks, and staircase rising to the first floor.



Lounge

13'2" x 12'11"

Having a window to the front, stove set into the chimney breast resting on a stone hearth, and finished with dado rail.



Kitchen

15'11" x 6'5"

Fitted with a range of wall and base units with worksurfaces incorporating a 1½ bowl stainless steel sink with mixer tap. There is a ceramic hob with stainless steel splashback and extractor hood over, electric oven & grill, wall mounted central heating boiler, and space for under counter appliances. You will also find a matching breakfast bar, tiled floor, access to a keeping cellar, and window and external door to the rear.

FIRST FLOOR

Landing



Bedroom 1 **13'4" x 10'3"**
A double bedroom with window to the front.



Bedroom 2 **12'1" x 6'5"**
A generous sized single bedroom with window to the rear.



Bathroom

5'6" x 5'4"

Fitted with a white suite comprising a panelled bath with shower and screen over, and sink set into a vanity top with tiled splashback and cupboard beneath. There is an extractor fan, tiled walls around the bath/shower area, frosted window to the front, and wood effect flooring.



Separate W.C.

3'9" x 3'7"

Fitted with a white low flush w.c., and a wall mounted wash basin with mirror above. A high level frosted window provides natural light.



OUTSIDE

The property fronts directly onto the pavement, whilst at the rear, you have use of a communal lawned garden.

Viewing

By appointment with Wm. Sykes & Son.

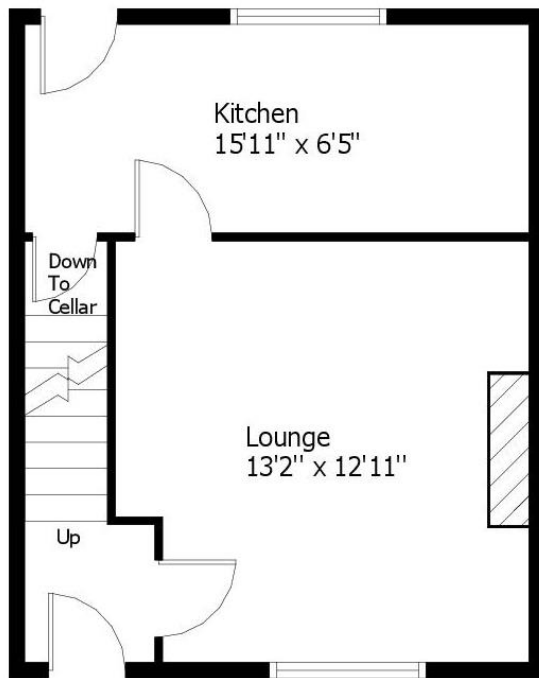
Location

Head out of the village on Carr Lane passing 'Om is Where the Heart Is' and follow the road round under the railway viaduct before turning right onto Radcliffe Road. James Street is then first on the right.

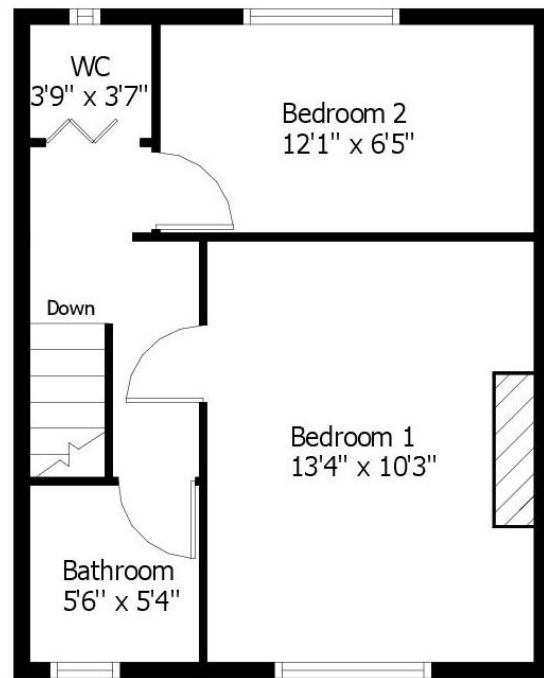
Additional Information

- Council Tax – Band A (£1,397.04 2023/24)
- Tenure – Leasehold on a 999 year term from 01/01/1888
- Utilities:-
 - Water – mains
 - Drainage - mains
 - Gas – mains
 - Heating – gas fired central heating and a stove in the lounge.
 - Electricity – 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.

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Ground Floor



First Floor

This floor plan is for illustrative purposes only and may not be to scale. The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only. No responsibility can be accepted in respect of this information by "Plan-it Design"

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