



## 20a Lord Street, Slaithwaite

This property recently benefitted from a full programme of modernisation, including re-working of the internal layout, and now offers a nicely presented home within walking distance of all the village shops, bars, restaurants, and train station. The ground floor is open plan with a light and airy living space having a modern fitted kitchen with granite worktops and integrated oven, hob and dishwasher. On the first floor you will find 2 good sized bedrooms and bathroom with shower and screen over the bath. It comes with all carpets and floor coverings, blinds to many of the windows with curtain rails installed above the rest, gas fired central heating, double glazing, and inset spotlighting throughout. Outside, there is a paved garden area to the front, and at the rear, there is a low maintenance paved area bordered by raised seating which makes this an ideal space for outside entertaining, barbecuing etc.

### Holmfirth

38 Huddersfield Road,  
Holmfirth HD9 3JH  
01484 683 543  
holmfirth@wmsykes.co.uk

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### Slaithwaite

Britannia Mill, Britannia Road,  
Slaithwaite, Huddersfield HD7 5HE  
01484 847 700  
slaithwaite@wmsykes.co.uk

## Accommodation:

### GROUND FLOOR

The front entrance door gives access into:-



### Open Plan Lounge & Kitchen

24'9" x 12'4"

A light and airy lounge & dining space with a window to the front, frosted window to the side and window and door to the rear. There is a modern electric fire mounted on the chimney breast wall. You will find a staircase rising to the first floor with a useful storage cupboard beneath. The kitchen area is fitted with a modern range of wall, drawer and base units having 'star galaxy' granite worktops over incorporating a stainless steel sink with mixer tap. Integrated appliances include a 4-ring induction hob with splashback and extractor hood over, electric oven/grill, and a dishwasher. There is space under the worktop for a washing machine. A large floor to ceiling storage cupboard houses the central heating boiler, and meters.



## FIRST FLOOR



**Landing**  
With loft access.



**Bedroom 1**      **12'4" (8'9" min) x 12'1"**  
A double bedroom with 2 large windows to the front offering pleasant views.



### **Bedroom 2**

**11'8" x 6'6"**

The second bedroom has a window to the rear.



### **Bathroom**

**7'5" x 5'4"**

Fitted with a white suite comprising a panelled bath with shower and screen over, pedestal wash basin, and low flush w.c. There are tiled walls around the bath area, and tiled floor. It has a frosted window to the rear, extractor fan, and a ladder style towel warmer/radiator.



### OUTSIDE

There is a paved garden area to the front, and at the rear, there is a low maintenance paved area bordered by raised seating which makes this an ideal space for outside entertaining, barbecuing etc.

### Viewing

By appointment with Wm. Sykes & Son.

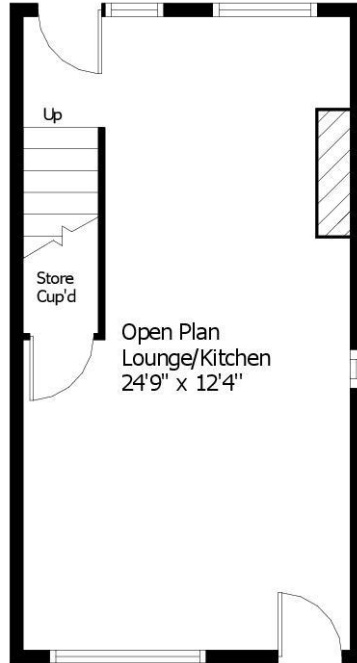
### Location

Proceed through the centre of Slaithwaite on Britannia Road and go straight across at the mini roundabout onto Station Road. Follow the road under the railway viaduct and then turn sharp left at the top onto Hill Top Road. Turn right up Meal Hill Lane and then left onto Lord Street where the property will be found on the right hand side.

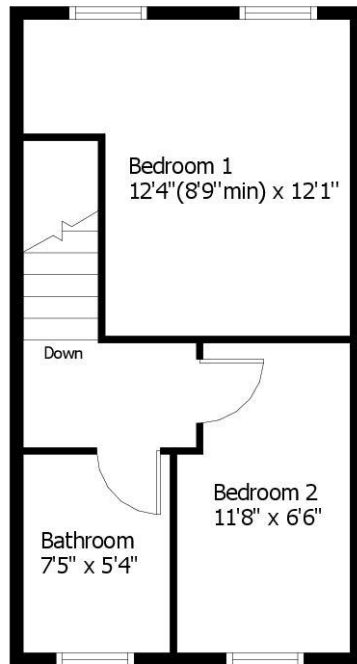
### Additional Information

- Council Tax – Band A (£1,397.04 2023/24)
- Tenure – Freehold
- EPC rating D
- Utilities:-
  - Water – mains
  - Drainage - mains
  - Gas – mains
  - Heating – gas fired central heating and an electric fire in the lounge area.
  - Electricity – mains
  - Broadband & Mobile Phone – The ‘Ofcom’ on-line checker shows a range of broadband services, including Ultrafast, are available in this area and mobile coverage at the property is offered by several providers.

20a Lord Street, Hill Top, Slaithwaite



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.  
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