



## 13 Netherend Road, Slaithwaite

Competitively priced two-bedroom stone mid terraced property in the hugely popular village of Slaithwaite. The property boasts impressive views to the front over neighbouring roof tops and the Colne Valley beyond. The accommodation briefly comprises: entrance porch, lounge, kitchen, cellar, first floor landing, two bedrooms and bathroom. With gas fired central heating and double glazing this property comes recommended for early viewing. A few minute' walk out of Slaithwaite's centre with its many and varied amenities, canal walks and nearby train station.

### Holmfirth

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

[wmsykes.co.uk](http://wmsykes.co.uk)

### Slaithwaite

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

**Accommodation**

**GROUND FLOOR**

**Entrance Porch**

**3' 9" x 3' 3"**

With a double-glazed external access door and windows to either side. The entrance porch has a tiled floor.



**Lounge**

**14' 11" x 14' 9" max**

The lounge has an electric style stove set within a stone surround and similar stone plinths to the left and the right-hand side of the chimney breast. The room has a double-glazed window offering views, central heating radiator and from here stairs rise to the first-floor landing.



**Kitchen** 11' 6" x 7'

Comprising of units to the high and low level with a stainless-steel sink unit, integral electric oven, gas hob with filtration hood over and plumbing for an automatic washing machine. The room has a double-glazed window giving a rear garden aspect, double-glazed rear access door, central heating radiator and door gives access to the cellar.

**Cellar** 13' 10" x 7' 11" max

Good size cellar with lighting.

## FIRST FLOOR

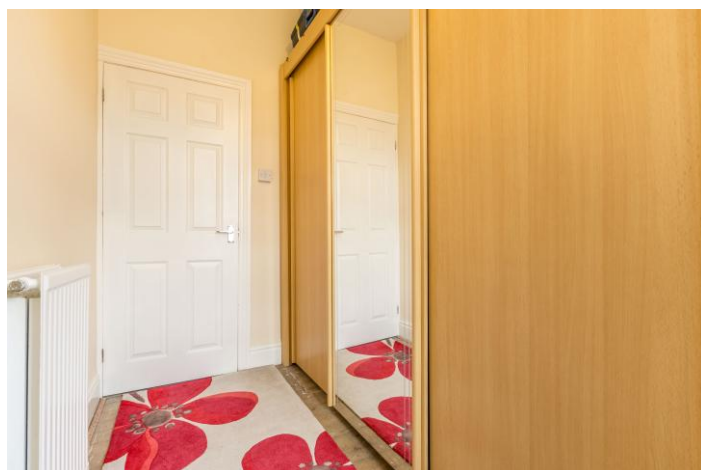
### Landing

With a double-glazed window allowing rear aspect the landing is home to the property's loft access point and doors lead off.



**Bedroom 1** 14' 4" x 8' 11" max

Located to the front of the property with a double-glazed window allowing impressive far reaching Colne valley views and there is a central heating radiator.



**Bedroom 2** 9' 11" x 5' 10"

Again, located to the front of the property with a double-glazed window offering far reaching views and there is a central heating radiator.



**Bathroom** 8' 11" x 7' 7"

This good-sized bathroom comprises of a three-piece suite including pedestal hand wash basin, bath with shower attachment over and low-level flush WC. The room has an obscure double-glazed window and is home to the property's gas fired central heating boiler.



**OUTSIDE**

To the front of the property there is a compact garden and to the rear there is a further garden with an outside store offering useful outside space for family purposes.

**Additional Information**

The property is Freehold, Energy rating 68 (Band D), Council tax band A.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

**Viewing**

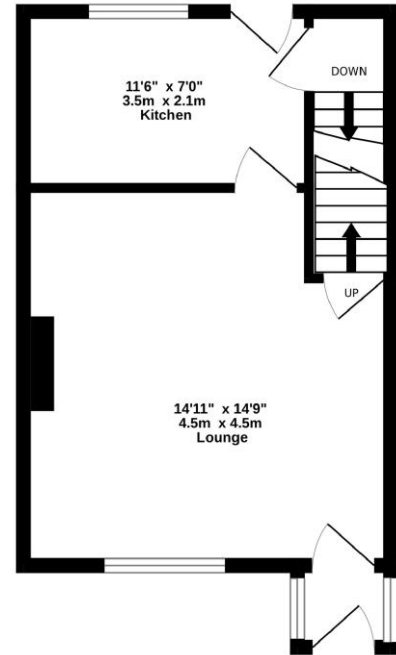
By appointment with Wm Sykes & Son.

**Directions**

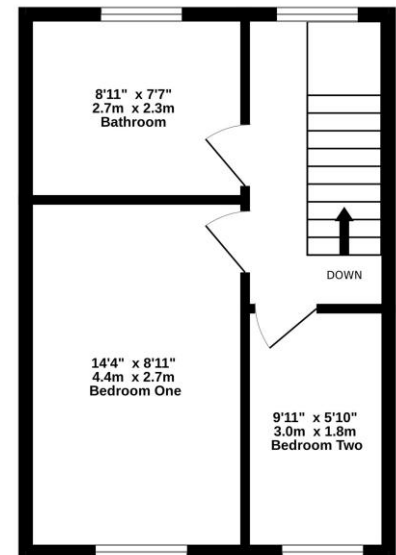
From Slaithwaite centre at the roundabout turn onto Market Place and continue up the hill that becomes Bank Gate. Just before the top of the hill turn right onto Netherend Road. No. 13 is on the left.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If tl professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars dc approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

GROUND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.9 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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