



6 Elms Hill, Slaithwaite

A charming mid cottage boasting an array of period features including stone mullion windows, exposed beams and timbers and a striking exposed stone fireplace in the lounge. Located a few minutes' walk from Slaithwaite's vibrant and ever increasingly popular village centre, with its many and varied local amenities including local bars, eateries and local train station. The accommodation briefly comprises lounge, breakfast kitchen, first floor landing, two double bedrooms and bathroom. The property has appealing gardens to the front and rear as well as off road parking. Seldom do properties of this location and character come to the market and early viewing is highly recommended to fully appreciate this well presented home. Offered for sale with no upper chain.

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Slaithwaite

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Accommodation

GROUND FLOOR



Lounge

Access is gained via a double-glazed external access door into a small inner vestibule area separated from the lounge courtesy of bookshelves. The lounge boasts exposed timbers to the ceiling and a particularly impressive, exposed stonework fireplace, with a raised stone hearth which currently houses a flame effect and log electric stove, although there is a gas pipe also fitted. The lounge has a central heating radiator; open stairs rise to the first floor with under stairs storage beneath. There are exposed stone mullion windows with double-glazed windows which give a pleasant aspect over the property's front garden and far-reaching views beyond.

18' 6" x 11' 4" max



Breakfast Kitchen

10' 11" x 10' 3"

The breakfast kitchen is accessed by an open archway from the lounge area. There are units to the high and low level with a stainless-steel sink unit with mixer tap over, plumbing for an automatic washing machine and a freestanding Zanussi gas cooker and a filtration hood over. In the corner cupboard there is the property's gas fired central heating boiler, the floor is tiled, there is a central heating radiator, and double-glazed windows allow a rear garden aspect. Here there is a double-glazed external access door.

FIRST FLOOR

Landing

The landing area has an interesting inset archway, doors lead to the two bedrooms and the bathroom, and there is access to the property's good sized loft access point.



Bedroom 1

11' 4" x 9' 3"

Located to the front of the property, with a bank of stone mullion double-glazed windows offering particularly striking views down towards Slaithwaite and with Colne Valley views beyond. Above the window is an exposed timber. The room has a central heating radiator and whilst the wardrobes are freestanding they would be included in the sale.



Bedroom 2

10' 11" x 10' 1"

This good-sized double bedroom is located to the rear of the property, has a separate small loft access point, central heating radiator and offers a pleasant view to the rear garden.



Bathroom

8' 6" x 6' max

Comprising of a three-piece suite in white including a low-level flush WC, pedestal hand wash basin and bath with glazed screen and electric shower over. Around the shower area the tiling is to ceiling height and there are relevant tiled splashbacks and a towel rail style radiator. There is useful over stairs storage and an extractor fan.

OUTSIDE

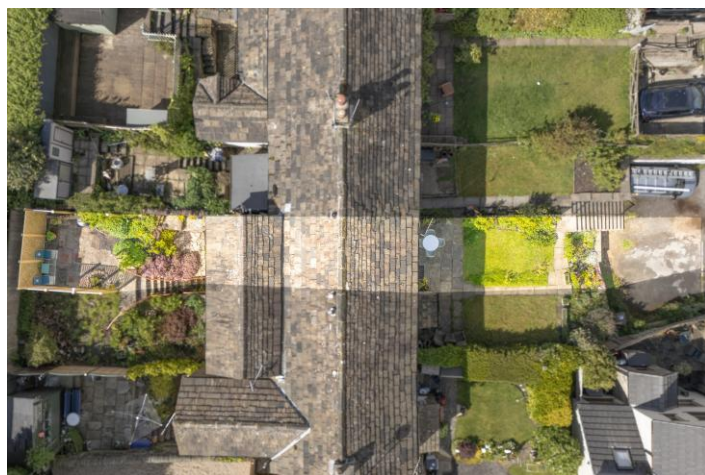


Front Garden

Immediately to the front of the property, there is a stone paved area which offers a great spot for family and outside entertaining space. There is a lawned area with a degree of established planting and more established planting in the rockery which is to the side of the steps as you descend to the property's parking area.

Rear Garden

Accessing through the property's breakfast kitchen, immediately to the rear there is a paved area, and then stone steps rise to the upper level. Here there is established planting to the right-hand side, drystone wall boundaries to the right which then continue to the upper area, which is prime to be paved or decked, or offer further planting as you will see on viewing. There is a relatively newly placed timber trellis separating the property's garden and giving a degree of privacy.



OUTSIDE

Additional Information

The property is Freehold; Energy rating 65 (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 outdoor and variable in-home with a range of suppliers.

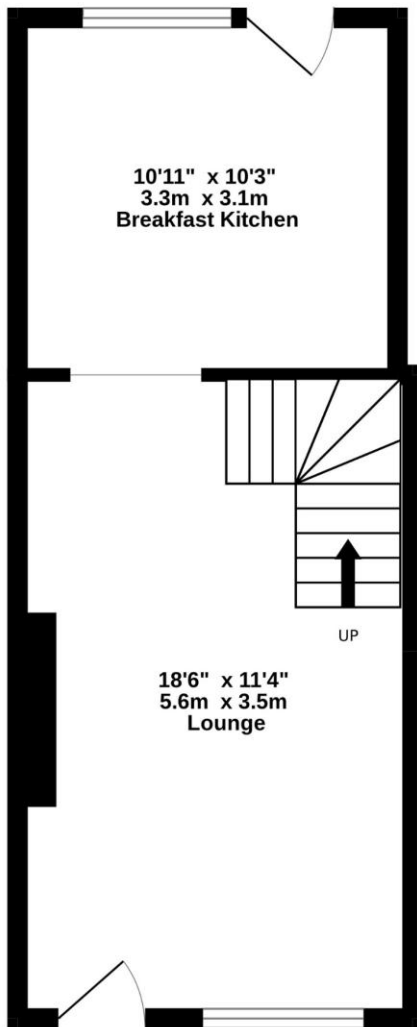
Viewing

By appointment with Wm. Sykes & Son.

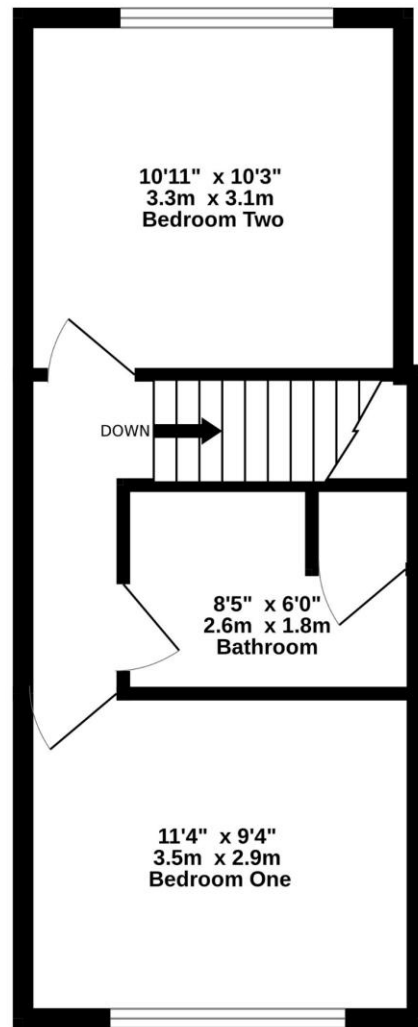
Directions

From Wm Sykes office in Slaithwaite leave the village centre up Ned Lane and onto Manchester Road and straight across onto Varley Road where Elms Hill is immediately on the right. Please note that it is recommended to park on Nields Road which is a little further along Manchester Road and park here and walk to the property on Elms Hill.

GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 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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