



2 Meadow Lane, Slaithwaite

A nicely presented semi-detached property located on this ever-popular residential development of modern family homes. It occupies a super corner plot within a courtyard setting and backs onto Meal Hill Lane where you also have pleasant woodland and countryside views. The accommodation briefly comprises entrance hall, w.c., living room, dining kitchen, 3 bedrooms and bathroom. Externally, there are 2 parking spaces to the front with steps and path then leading to the front entrance door and to front and side garden areas with a gate leading on to a sizeable rear garden. The property is within walking distance of the village centre where you will find a train station, an array of shops, bars, cafes and restaurants, and a regular bus service.

Holmfirth

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Slaithwaite

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Accommodation:

GROUND FLOOR

The front entrance door opens into:-



Entrance Hallway

A pleasant entrance area with access to:-

W.C. **6'6" x 2'11"**

Fitted with a white suite comprising a low flush w.c. and a wall mounted wash hand basin with tiled splashback. There is a frosted window to the front, tiled floor, and an extractor fan.



Living Room **14'6" x 13'4"**

Having mullioned windows to the front, staircase rising to the first floor with a useful under stairs storage cupboard, and a pair of glazed doors take you through to:-



Dining Kitchen

17'2" x 9'1"

Fitted with a range of modern wall, drawer and base units having ample work surfaces over which incorporate a stainless steel sink with mixer tap. Integrated appliances include a 4-ring gas hob with extractor hood over, double oven, dishwasher, and fridge/freezer. There is space and plumbing for a washing machine, cupboard housing the central heating boiler, inset ceiling spotlights, splashbacks to match the worktops, mullioned window to the rear, wood effect flooring, and sliding patio doors leading out to the rear garden.

FIRST FLOOR



Landing

With loft access via a pull down ladder.



Bedroom 1

11'3" x 11'1"

A good sized double having mullioned windows to the front, and a fitted desk/work station ideal if you work from home.



Bedroom 2

17'2" x 9'1"

Another double bedroom with floor to ceiling wardrobes, and lovely views to the rear.



Bedroom 3

9'5" x 5'10"

A single bedroom nicely fitted with a range of furniture including floor to ceiling wardrobes and drawers. It has mullioned windows to the front.



Bathroom

7'5" x 5'10"

Fitted with a white suite comprising a low flush w.c., pedestal wash basin with a 'waterfall' tap, and a 'P' shaped bath with 'waterfall' tap and a main fed shower and screen over. The walls are tiled around the bath/shower area, and tiled splashback above the wash basin. The bathroom also has a frosted window to the rear, extractor fan, tiled floor, shaver socket, and a ladder style radiator/towel warmer.



Aerial View



OUTSIDE

There are 2 parking spaces to the front of the house within the courtyard. Steps and path then lead to the entrance door and to a gravelled front garden with flower bed borders, tree and shrubs. There is a paved area to the side and a gate giving access out onto Meadow Lane. A path leads on down the side where you will find 2 large storage sheds, and a gate gives way to the rear where you will find a 2-tier lawned garden, decked patio, external lighting and water tap. This garden is enclosed by stone walls and timber fencing.

Viewing

By appointment with Wm. Sykes & Son.

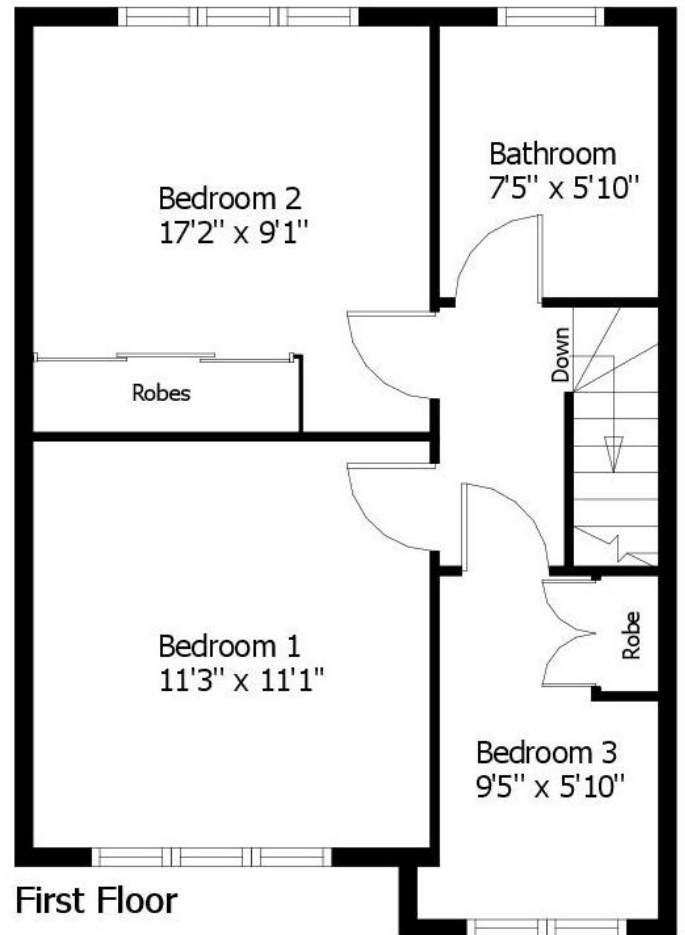
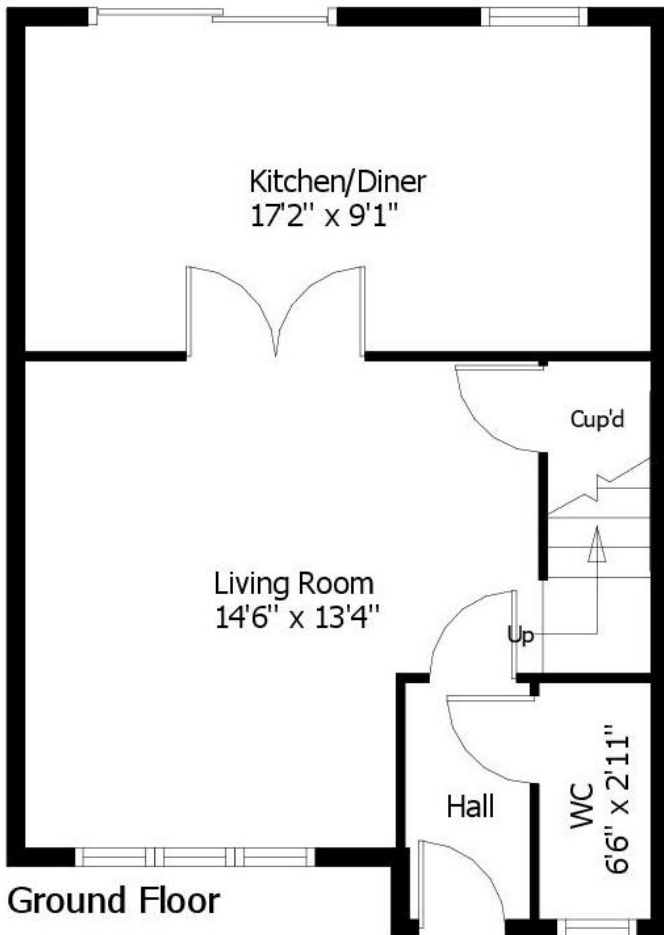
Location

From the mini-roundabout in the centre of Slaithwaite, proceed up Station Road, then turn left to go under the railway bridge and follow the road to the top. Turn sharp left, then next right up Meal Hill Lane and Meadow Lane will be found after a short drive on the left. No.2 is the first property on the left.

Additional Information

- Council Tax – Band B
- Tenure – Leasehold on a 999 year lease from 1st January 2004 with an annual ground rent of £150.
- EPC - C
- Utilities:-
 - Electricity – mains
 - Water – mains
 - Drainage – mains
 - Gas – mains
 - Broadband & Mobile Phone – The ‘Ofcom’ on-line checker shows there is a broadband service in the area (including ‘Ultrafast’), and mobile coverage at the property is offered by several providers.

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This floor plan is for illustrative purposes only and may not be to scale.
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