



17 Lee Terrace, Scholes

Internal viewing is required to fully appreciate the size and character of accommodation offered by this spacious terraced cottage. Having undergone a programme of refurbishment viewing is a must. The property is located close to the centre of the popular village of Scholes and enjoys pleasant views to the front. It is neutrally presented throughout and comprises: entrance lobby, lounge (with stone fireplace and exposed beams), breakfast kitchen, landing, 2 bedrooms, bathroom and a useful attic room and landing currently used as a bedroom. There is a gas central heating system and double-glazed windows. Externally there is a parking area and raised sitting area to the front which enjoys the views.

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Accommodation

GROUND FLOOR

Entrance Vestibule

With a double-glazed front door giving access to the vestibule, there is a tiled floor, window above the door and a partially glazed door gives access to the lounge.



Lounge

A great first impression with a stone fireplace, exposed stone chimney breast, an open staircase to the first floor with glass panels, beams and double-glazed windows to the front offering a front garden aspect and views beyond.

16'4" x 14'3" max



Breakfast Kitchen **14'3" x 8'10"**

Another room that is sure to impress with a recently fitted kitchen, island offering seating space, there are integral appliances including over and hob with extractor over, dishwasher, fridge freezer and washing machine. There is a 1 1/2 bowl sink and a double-glazed window offering a rear aspect.

FIRST FLOOR



Landing

The glass panels continue in the landing area as stairs rise to the second floor and doors lead off.



Bedroom 1 **13'10" x 10'5" overall max**

A room enjoying great views courtesy of the double-glazed windows and a separate dressing area as well. There is a central heating radiator and built in hanging spaces and storage in the dressing room area.



Bedroom 2 **8'10" x 7'11"**

Located to the rear of the property the room has a double-glazed window and central heating radiator.



Bathroom 8'10" x 5'9"

A striking room with a black and white finish, the room has a three piece in white with shower over the bath, vanity basin with curved storage beneath, a tiled floor, splashbacks and a heated towel rail style radiator. The room has an obscure double-glazed window.

SECOND FLOOR



Landing 14'5" x 9'4" max

With a sloping ceiling line this area offers useable space with study space options and natural light courtesy of the Velux window.



Attic Room/Bedroom 3 14'4" x 8'11" max

The room is currently home to a double bed and can offer a variety of uses. The partition wall has a glazed section with allows natural light courtesy of the Velux window in the landing area over the stairs. This room has a central heating radiator.

Additional information

The property is Freehold. Energy rating 76 (Band C). Council tax band B. Our online checks show that Superfast Full Fibre broadband (Fibre to the Cabinet FTTC) is available, and mobile coverage is offered by a range of suppliers.

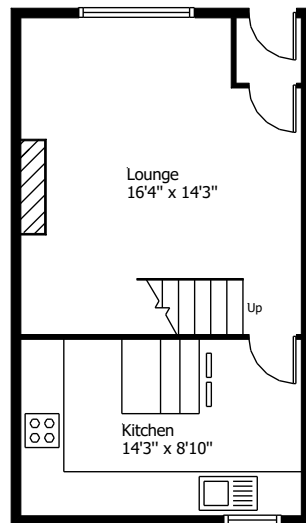
OUTSIDE

This cottage is a through by light so there is no rear garden but does boast a generous space to the front. There is a garden area and built in BBQ which offers outside sitting and entertaining space and enjoys the views. There is also a concrete set area suitable for off road parking.

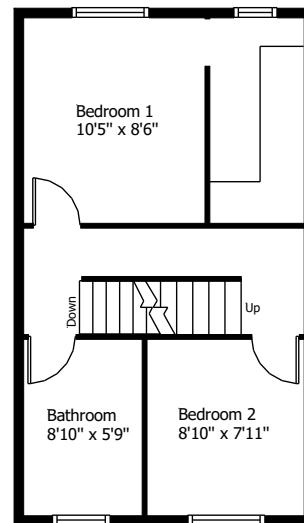




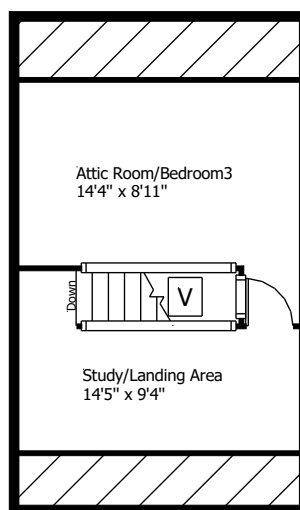
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Ground Floor



First Floor



Second Floor

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Viewing

By appointment with Wm Sykes & Son.

Location

From Scholes village centre with the Scholes Village Store and Boot & Shoe public house on your left at the junction turn left down St George's Road and as the road bears left Lee Terrace is on the right-hand side. No. 17 is mid row and has a parking space to the front.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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