



4 Crowther Close, Slaithwaite

This very well maintained 3 bedroomed semi-detached property is conveniently located on the well regarded Crowther Close at the bottom of Clough Road within a short walk of the village centre. The property has gas fired central heating, double glazing, and the immaculately presented accommodation briefly comprises hallway, lounge, dining kitchen, 3 bedrooms and bathroom. Externally, it has a well-tended garden to the front, driveway to the side providing off road parking, and access through to side & rear gardens. The village centre is within walking distance where you will find an array of shops, bars, restaurants, cafes, train station, and a regular bus service.

Holmfirth

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Slaithwaite

Britannia Mill, Britannia Road,
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Accommodation:

GROUND FLOOR

The front entrance door with glazed panel opens into:-

Hallway

Having staircase rising to the first floor.



Lounge

16'9" x 12'8"

Having an electric fire in modern marble surround and hearth, bow window overlooking the front garden, and a very useful under stairs storage cupboard. A pair of glazed doors lead through to:-



Dining Kitchen

15'8" x 8'4"

Nicely fitted with a range of modern wall, drawer, and base units with work surfaces over incorporating a 1½ bowl stainless steel sink with mixer tap. There is a 4-ring gas hob with extractor hood over and an electric oven beneath, plumbing for a washing machine, space for a fridge/freezer, and a full height storage cupboard with shelves. You will also find tiled splashbacks, wood effect flooring, an external door to the side, and window and sliding patio doors to the rear.

FIRST FLOOR



Landing

Having timber balustrading and newel posts around the top of the staircase, window to the side, ceiling coving, and pull down loft access.



Bedroom 1 **13'4" x 8'6" min**
A double bedroom with window to the front offering views up the valley.



Bedroom 2 **11'9" x 9'5" max**
The second double bedroom has views across the valley to the rear.



Bedroom 3 **10'2" x 6'10" (7'6" min)**
A good-sized single bedroom or home office with a bulkhead storage cupboard and views to the front.

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Bathroom

6'8" x 5'5"

Fitted with a cream suite comprising panelled bath with mixer tap and shower attachment over, low flush w.c., and pedestal wash basin. It is finished with tiled walls, and has a frosted window to the rear.



OUTSIDE

There is a well-tended mainly lawned garden to the front with well stocked borders, driveway to the side providing off road parking, and access through to a large garden area at the rear which has a paved patio to the side and along the rear, sizeable lawned garden with well stocked borders of plants, shrubs & trees, and a timber shed all enclosed by timber fencing.

Viewing

By appointment with Wm. Sykes & Son.

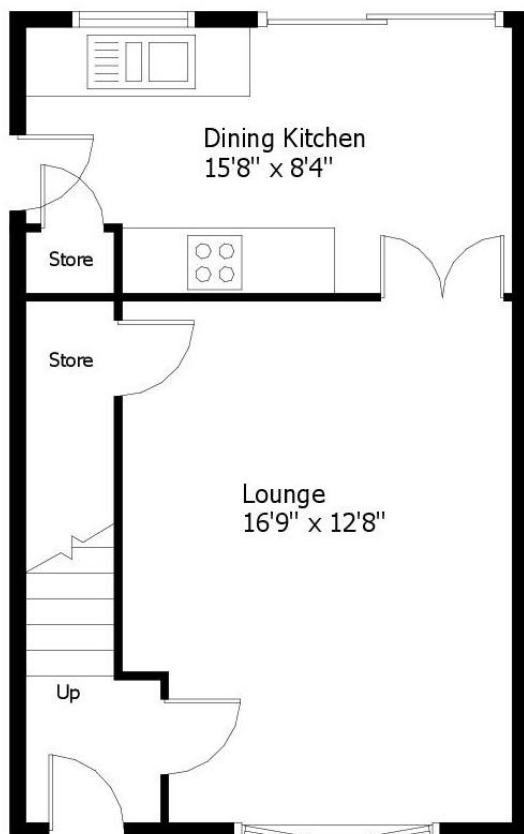
Location

From the main shopping parade on Carr Lane, head out passing the new Rumpus Restaurant on the left and follow the road passing under the railway viaduct, pass Radcliffe Road on the right, and Crowther Close will then be found on the right.

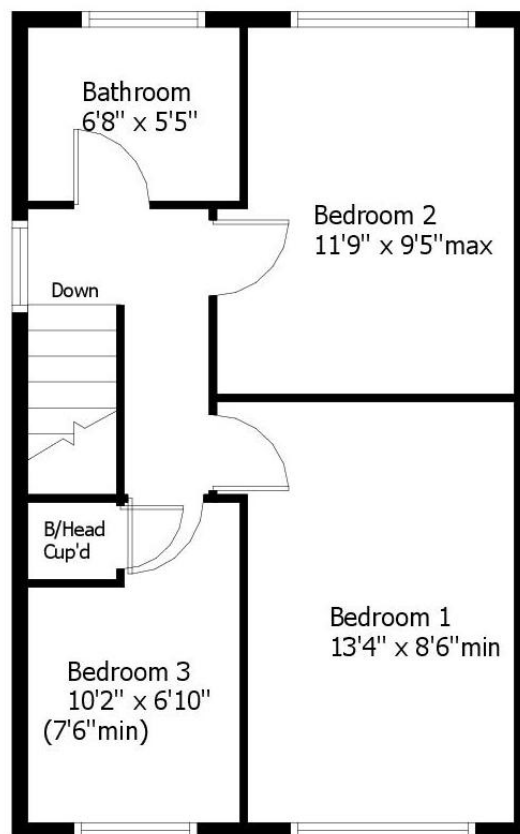
Additional Information

- Council Tax – Band C (£2,055.25 - 2025/26)
- Tenure – Freehold
- Utilities:-
 - Water – mains
 - Drainage - mains
 - Gas – mains
 - Electricity - mains
 - Heating – gas fired central heating, and an electric fire in the lounge.
 - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows there is a 'superfast' broadband service available in this area and mobile phone coverage at the property is offered by several providers.

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Ground Floor



First Floor

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