



2 Tudor Street, Linthwaite

A well-presented two-bedroom stone build period end terrace property a few minutes' walk into the increasing popular centre of Slaithwaite. The property boasts an open plan living dining kitchen space with impressive far reaching Colne Valley views, log burner, exposed floorboards and a modern welcoming feeling. With flexibility to create a small third bedroom the accommodation is well appointed and embraces the Colne Valley views on three sides. The garden wraps around the property and unusually for properties of the type and period the property has off road parking and a garage. The accommodation briefly comprises: entrance vestibule, impressive open plan living, dining, kitchen, first floor landing, two bedrooms and bathroom. Offered for sale with no upper chain and well-priced to reflect the standard of the accommodation on offer, gardens and views.

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Slaithwaite

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Accommodation

GROUND FLOOR

Entrance Vestibule

3' x 2' 10"

Access is gained via a double-glazed door with an obscure glazed window to the side. At this point the floor is tiled and immediately to the left it is open to the kitchen.



Open Plan Living Space



Open Plan Living Space

24' x 15' 11" overall max including bay

This open plan living space offers kitchen dining and living space. This particularly impressive room starts at the kitchen where there are units to the low level with a one and a half bowl sink unit with mixer tap over, plumbing for a dishwasher and housing for a fridge freezer. Here there is a free-standing Billing gas range cooker (which may be available by separate negotiation). Here there is a filtration hood over and shelving on the walls. The kitchen area has inset spotlights to the ceiling and double-glazed windows to the side and to the rear, allowing views over the property's gardens. The under stairs storage offers useful storage space. The flooring in the room is sanded floor boards which run through the entire area with the exception of the entrance vestibule and tiling in front of the cellar door. The living area is dominated by a large double-glazed window which offers impressive Colne Valley views as well as the property's rear garden and garage. In the living space there is a log burning stove sat upon a raised stone hearth and there is a central heating radiator. A double-glazed front door gives front access to the property's garden and path down to the garage.

FIRST FLOOR

Landing

The landing is home to the property's loft access point, there is a central heating radiator and doors lead off.



Bedroom 1 **15' 11" x 11' 9" max**

This good size room has sanded floorboards, two double glazed windows and two central heating radiators and there is over stairs storage. The windows offer particularly impressive for reaching Colne Valley views. Please note that this room may be considered to be split as we believe it was before. There is a separate light switch and radiator in the area over the stairs. This may be potentially made into a small bedroom/home office.



Bedroom 2

9' 4" x 9' 3"

This good size second bedroom has a double-glazed window and a central heating radiator.



Bathroom

6' 7" x 6'

Comprising of a three-piece suite in white including a pedestal hand wash basin, low-level flush WC and bath with shower attachment over. The room has an obscure double-glazed window, central heating radiator and extractor fan. The room is in the main tiled to ceiling height and has a tiled floor.



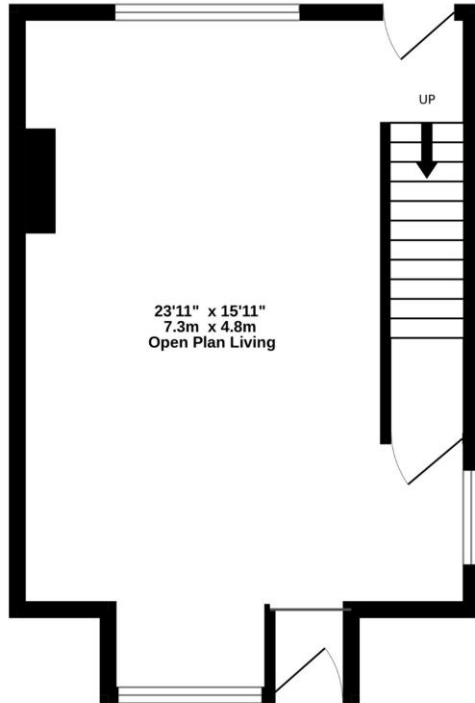
Outside



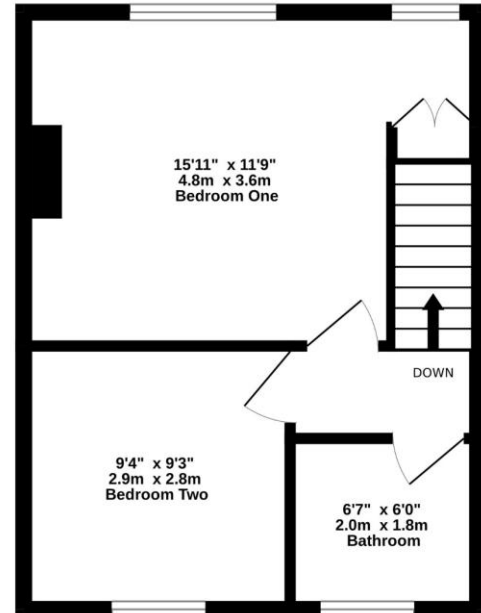
Outside

The front garden has a sloping path which leads to the entrance door and to the immediate left there is a small lawn area and additional paving. From here the garden opens to the side where the path continues. There is established planting and laurel hedging and continuation of the lawn. The lawn is relatively flat and then slopes down in line with the path which leads down to the property's garage. The garden again is mainly laid to lawn. There is a paved area immediately in front of the property which can be used for seating to appreciate the views and there is further established planting. At the bottom of the path steps lead down to the property's driveway where there is parking for one car and a single detached timber-built garage.

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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Additional Information

The property is Leasehold, 999 year lease from 1933; Energy rating 60 (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 with a range of suppliers.

Viewing

By appointment with Wm Sykes & Son.

Directions

From Slaithwaite centre proceed along Manchester Road (heading towards Huddersfield) and take a right up Linfit Lane. As Linthwaite Bowling Club is on the right turn right onto Tudor Street and no. 2 is the first property on the right. The garage is accessed from Linfit Lane.

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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