Wm Sykes & SON EST. 1866

Offers in the region of

£435,000

11B Olney Street, Slaithwaite

This substantial 5 bedroom residence is one of four houses within the imposing former Victorian Baptist Chapel building which was converted 2004/5 to a particularly high standard. The spacious accommodation is laid out over 3 levels and provides ample space for a growing family. It is nicely presented throughout and ready for the next owner to walk straight in and enjoy it. There is a sizeable garden at the rear where you can sit out, entertain, and take full advantage of a southerly aspect and far-reaching views across the valley and up towards Marsden. There is also off-street parking for 2 cars. This is also an excellent location for access to the train station, regular bus service, and access to a good range of village shops, bars, cafes and restaurants.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
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Slaithwaite
Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
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Accommodation:

GROUND FLOOR
A covered entrance area gives way to the front door which opens into:-

Hall
With staircase rising to the first floor, oak flooring, and access to an under stairs storage cupboard.

Kitchen 15'7" (max) x 11'8"
The oak flooring continues through into the kitchen where you will find a range of 'shaker' style oak wall, drawer and base units with quartz worktops and integrated appliances include a 5-ring gas hob with extractor hood over, double oven, washing machine, dishwasher, and space for a fridge/freezer. There is a matching island which has a solid wood worksurface which extends to create a breakfast bar, and storage cupboard and drawers beneath. There is a window to the front, and inset ceiling spotlights. The kitchen is then open to:-

Lounge & Diner **19'1" x 13'0"**

A light and airy space having windows and French doors to the rear elevation which provide views over the garden and far across the valley. There is a coal effect gas fire with ornate inset, granite hearth, and a wooden surround. Plenty of space here for both dining and lounge furniture.

FIRST FLOOR

Landing

Having 2 good sized store cupboards, and a further staircase rising to the second floor.

Bedroom 1 **15'4" (max) x 9'8"**

This is a really good sized bedroom with window to the rear offering far reaching views. The bedroom area is then open to the dressing room which is fitted with a bank of wardrobes, dressing table with drawers beneath, overhead storage cupboards and mirrored panel. A door then leads on through to:-

En Suite Bathroom **9'8" x 7'5"**

Fitted with a white suite comprising low flush w.c. pedestal was basin with chrome mixer tap, panelled bath with chrome taps, and a corner shower cubicle with mains shower above. There are tiled walls, tiled floor, inset ceiling spotlights, extractor fan, frosted window to the front, and a ladder style radiator/towel warmer.

Bedroom 4 **10'0" x 9'1"**
A double bedroom which also enjoys those fabulous views to the rear.

Bathroom **9'1" x 7'5"**
Recently re-fitted with a modern white suite comprising a large 'P' shaped bath with dual head shower and screen over, and a low flush w.c. and wash basin set against a cupboard unit with vanity top and tiled splashback. It has wood effect flooring, inset ceiling spotlights, extractor fan, large frosted window to the front, and a ladder style radiator/towel warmer.

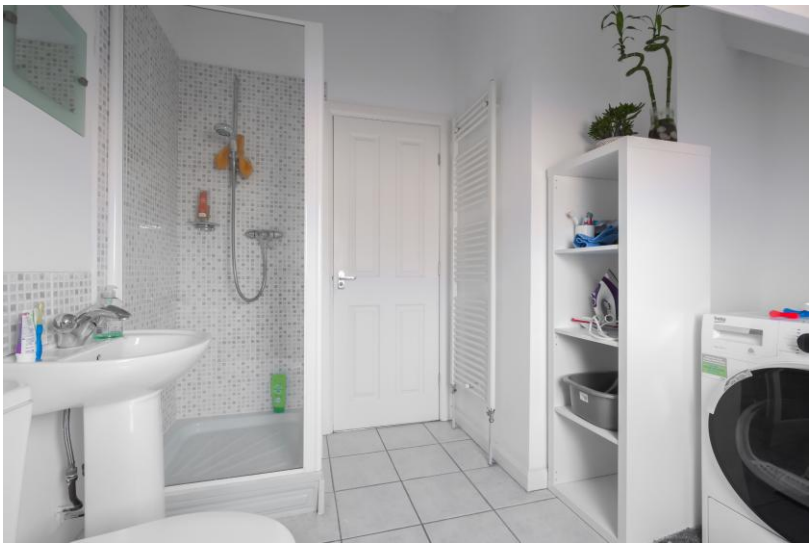
SECOND FLOOR

Landing
With pull down ladder giving access up to the loft, and a built-in storage cupboard.

Bedroom 2 **16'5" (max) x 9'10"**
This double bedroom has a velux roof window providing far reaching views. It has a bank of fitted wardrobes, exposed roof timbers, and velux roof window offering views to the rear.

Bedroom 3 **13'8" (max) x 9'10"**
Another double bedroom with fitted wardrobes, exposed roof timbers, and a velux roof window to the front.

Bedroom 5 **10'0" x 8'11"**
A smaller double with velux roof window to the rear, and exposed roof timbers.



Shower Room **10'2" x 8'11"**
Fitted with a white suite comprising a low flush w.c., pedestal wash basin, and a corner shower cubicle with mains shower over. There are part tiled walls, tiled floor, ladder style radiator/towel warmer, and a frosted velux roof window to the front.

Outside Front

Views

Parking

OUTSIDE

There is allocated parking for 2 cars to the side of the building. You will find a good sized lawned garden to the rear which enjoys a southerly aspect. It has shrubs around the fenced borders, paved sun terrace, and gravelled sitting area from where you can enjoy those panoramic views. The 2 sheds are also included.

Viewing

By appointment with Wm. Sykes & Son.

Location

Proceed through the centre of Slaithwaite on Britannia Road and continue straight across at the mini roundabout. Turn left at the top to go under the railway viaduct, then turn sharp left at the top onto Crimble Bank and then Hill Top Road. Take the first right onto Meal Hill Lane and immediately right again onto Olney Street where you will find the converted chapel on the right.

Additional Information

- Council Tax – Band D
- Tenure – Freehold
- Energy Rating 65 (Band D)
- Utilities:-
  - Water – mains
  - Drainage – mains
  - Gas – mains
  - Electricity - mains
  - Heating – gas fired central heating
  - 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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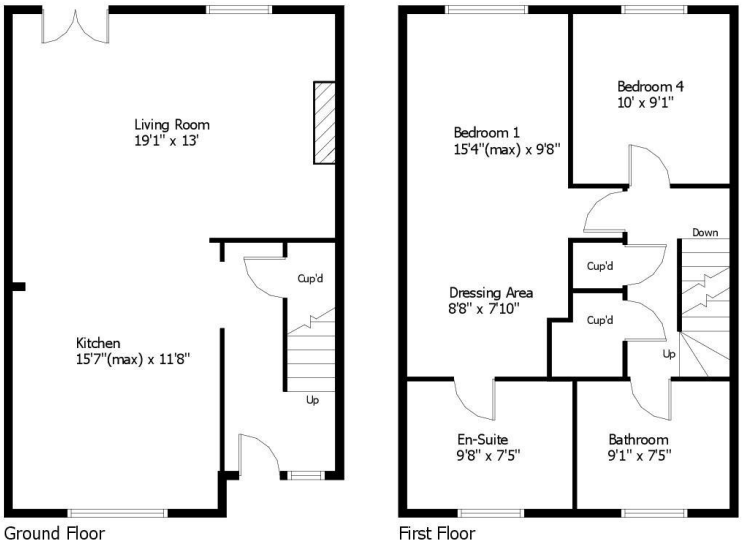

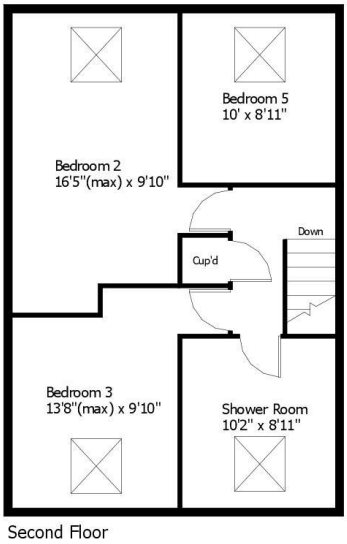

This floor plan is for illustrative purposes only and may not be to scale.
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