



## 13 Hill Top Road, Slaithwaite

A great opportunity to acquire and refurbish this charming Grade II listed cottage and create a comfortable home with easy access to the train station and village centre. It was built in the late 1700s and has typical period features including exposed beams and stone mullioned windows. The accommodation briefly comprises, lounge, kitchen, 2 double bedrooms, and a newly fitted out shower room. Externally, the cottage fronts directly onto the pavement, whilst at the rear you will find an attached outhouse, and steps up to a mainly paved garden with planted beds, mature shrubs, and access to a gardeners w.c.

### Holmfirth

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### Slaithwaite

Britannia Mill, Britannia Road,  
Slaithwaite, Huddersfield HD7 5HE  
01484 847 700  
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## Accommodation:

### GROUND FLOOR

The front entrance door opens into:-



**Lounge** 15'5" x 11'8"

A brick built chimney breast has a recess to house an electric fire. There are stone mullioned windows to the front, exposed beams, dado rail with wood panelling beneath, wood flooring, and access to an under stairs storage area.



**Kitchen** 10'5" x 8'1"

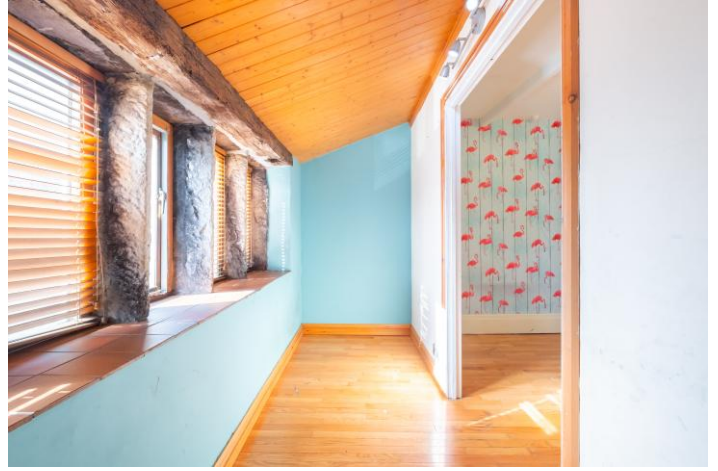
Fitted with a range of wooden wall, drawer and base units having butchers block worktops which incorporate a Belfast sink. The range cooker, fridge/freezer, and slimline dishwasher are included. It also has mullioned windows and stable style door to the rear, tiled floor, and staircase rising to the first floor.

## FIRST FLOOR



### Landing

With loft access and wood flooring.



### Bedroom 1

10'2" x 9'6"

Having fitted wardrobes, vanity wash basin, partial partitioning creates a study area where there are stone mullioned windows to the front, and all laid with wood flooring.



### Bedroom 1



**Bedroom 2** **12'7" x 6'4"**

This bedroom has mullioned windows overlooking the rear garden, exposed beam, and wood flooring.



**Shower Room** **6'6" x 6'**

Newly fitted with a white suite comprising a concealed cistern w.c. and wash basin set into a joint unit with cupboard beneath, and a shower cubicle with triple head shower system. There is an extractor fan, wipe clean wall panels, tile effect flooring, ladder style radiator/towel warmer, and borrowed light from bedroom 2 courtesy of high level glass 'bricks'.



**OUTSIDE**

The property fronts onto the pavement. At the rear you step out of the kitchen door and immediately on the right is the attached outhouse which houses the central heating boiler and has plumbing for a washing machine. Steps then take you up to a paved garden with planted beds, and mature shrubs. There is access to a stone built outside w.c. which is fitted with a low flush w.c. and wall mounted wash basin.

## 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 after a short distance you will find the property on the right where the road changes to Hill Top Road.

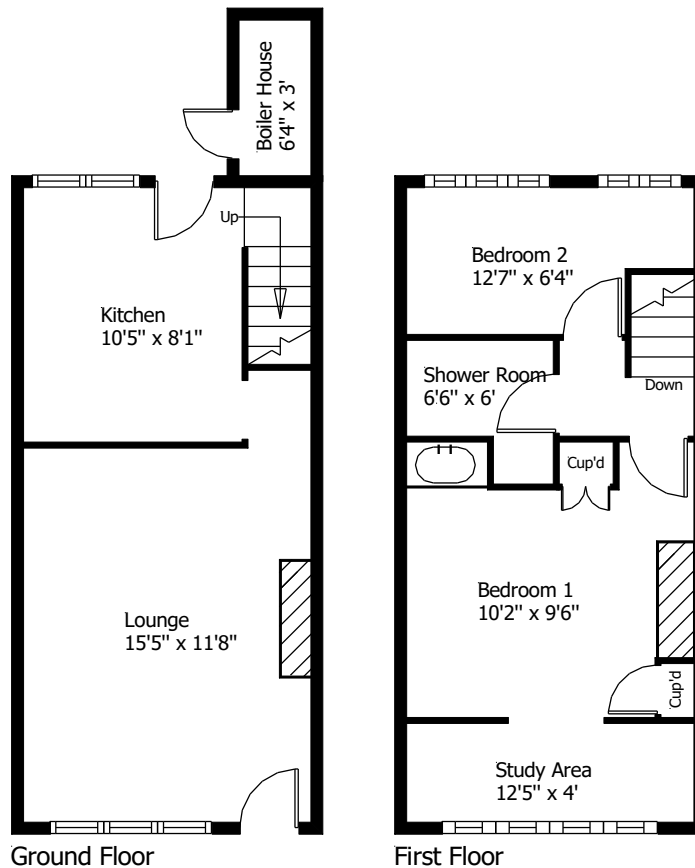
## Additional Information

- Council Tax – Band A (£1,541.45 2025/26)
- Tenure – Freehold
- EPC – Exempt as Grade II listed

## Utilities:-

- Electricity – mains
- Water – mains
- Drainage – mains
- Gas – mains
- Heating – gas fired central heating.
- Broadband & Mobile Phone – The 'Ofcom' on-line checker shows there is an 'ultrafast' broadband service available in this area and mobile phone coverage at the property is offered by several providers.

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