



31 Spa Mill Terrace, Slaithwaite

This is a stone-built back-to-back mid terraced property on the more favoured 'off-road' side of the row facing Slaithwaite Leisure Centre complex. This 'ready to move into' home has fresh décor throughout and would be ideal for a first-time buyer looking to get onto the property ladder. The accommodation briefly comprises entrance lobby and lounge on the ground floor, spacious dining kitchen to the lower ground floor, and 1 large bedroom and bathroom on the first floor. Externally, there is an enclosed lawned garden and sitting out area. It is within easy reach of all the shops, restaurants, cafes, train station, regular bus service, and amenities Slaithwaite village centre has to offer.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation:

GROUND FLOOR

The front entrance door opens into:-



Entrance Lobby

With staircase to the first floor.



Lounge

15'2" x 14'1"

A spacious reception room with an Art Deco style tiled fireplace and hearth, and a large window overlooks the garden.

LOWER GROUND FLOOR



Dining Kitchen

14'7" x 13'9"

A spacious room fitted with a range of natural wood fronted units with worksurfaces, which incorporate a stainless steel sink with mixer tap. There is a 4-zone electric hob with extractor hood over, electric oven/grill, plumbing for a washing machine, ample space for a fridge/freezer, 2 windows to the front, cupboard housing the central heating boiler, tiled splashbacks, tiled floor, and inset ceiling spotlights.

FIRST FLOOR



Landing



Bedroom **15' x 9'5"**

A good sized double bedroom with window overlooking the garden.



Bathroom **11'11" x 7'1"**

A light and airy bathroom fitted with a white suite comprising a panelled bath with mains shower and screen over, low flush w.c., and a pedestal wash basin with tiled splashback and mirror tiles over. There are tiled walls around the bath/shower area, frosted window, extractor fan, and a ladder style radiator/towel warmer.



OUTSIDE

There is a lawned garden with raised beds and a concrete sitting area, all enclosed by timber fencing and a timber gate out into the Leisure Centre car park. The property has external lighting and water tap.

Viewing

Strictly by appointment with Wm. Sykes.

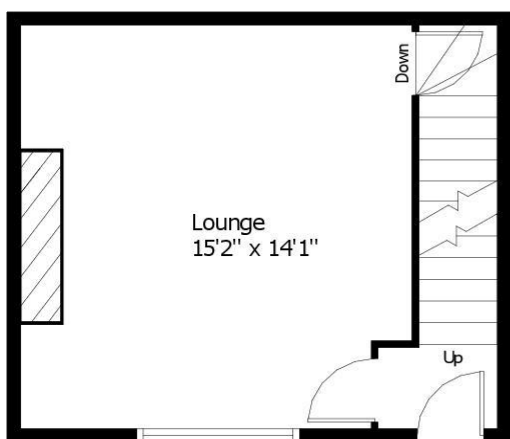
Location

From our office on Britannia Road in Slaithwaite, proceed to the mini roundabout and turn right. Follow Carr Lane passing the parade of shops on the left and then fork right onto New Street just after the circular car park. The property will be found to the rear of the terrace at the side of the entrance to the Leisure Centre car park.

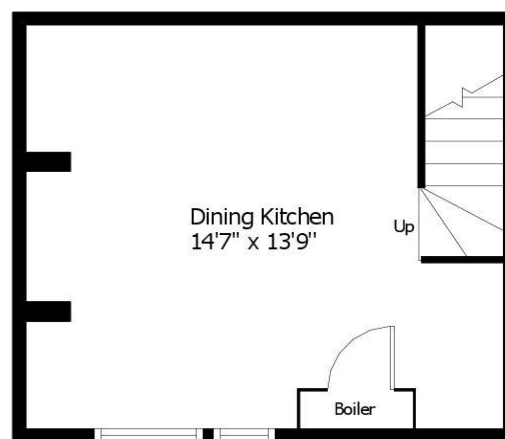
Additional Information

- Council Tax – Band A
- Tenure – Freehold. Please note that the adjoining road facing terrace, No.30 Spa Mill Terrace, owns the attic space above No.31 (i.e. they will have a 'flying freehold').
- EPC – 65 (Band D)
- Utilities:-
 - Electricity – mains
 - Water – mains
 - Drainage – mains
 - Gas – mains
 - Broadband & Mobile Phone – Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

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Ground Floor



Lower Ground Floor



First Floor

This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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