



13 Commercial Street, Slaithwaite

A stone end terraced property with two bedrooms and good-sized living accommodation with a lounge and dining kitchen. A few minutes' walk from Slaithwaite's vibrant village centre with its many and varied amenities this home is offered for sale with no upper chain and well-priced to secure an early sale. The accommodation comprises: entrance porch, lounge, dining kitchen, first floor landing, two bedrooms and bathroom. There are gardens to the front and rear and a garage to the side with parking options. The property has gas fired central heating and double glazing (except the porch). Early viewing is highly recommended.

Holmfirth

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Slaithwaite

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Accommodation

GROUND FLOOR

Entrance Porch

Access is gained via a part glazed and timber panel door with side single glazed window.



Lounge **13'2" x 11'3" max**

The lounge has a double-glazed window allowing front aspect, central radiator, stairs rise to the first floor and an opening gives access through to the property's dining kitchen.



Dining Kitchen **13'2" x 12'4" max**

The kitchen has units to the high and low level, there is a stainless-steel sink unit with mixer tap, plumbing for an automatic washing machine, there is a freestanding oven with a gas hob and electric oven below which is to be included in sale. The room has two double-glazed windows and a double-glazed external access door which gives access to the property's garden and there is central heating radiator. There is under stairs storage and the kitchen is home to the property's gas fired central heating boiler.



FIRST FLOOR

Landing

Doors lead off.



Bedroom 1 13'2" x 11'3"

Located to the front of the property this good-sized double bedroom has a double-glazed window and central heating radiator. There are inset spotlights to the ceiling.



Bedroom 2 8'10" x 8'6" max

Located to the rear of the property with views over the property's garden and gardens beyond the room has a double-glazed window, central heating radiator and an over stairs storage cupboard.



Bathroom 5'8" x 5'8"

Comprising of a three-piece suite in white including a low-level flush WC, pedestal hand wash basin and bath with shower over and glazed screen. The bathroom is tiled to ceiling height, has a towel rail style central heating radiator, a tiled floor and obscure double closed window.



OUTSIDE

To the property's front, there is a garden area and a paved path leads to the property's front door. The metal gateway to the side gives access through to the parking area and access through to the property's single garage with an up and over door. The garage is the one to the right in the upper block and there is an electric barrier system for the garage and neighbours parking and garage access.

The rear garden in the main is paved. There is a large storage shed and the garden offers a pleasant option for outside space for family and entertaining.

Viewing

By appointment with Wm. Sykes & Son.

Location

From Slaithwaite centre onto the Manchester Road turn right onto Commercial Street and the property is on the left as you go up the hill.

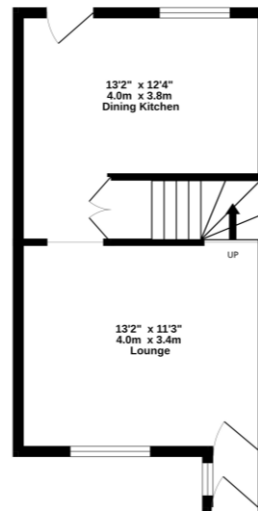
Conservation Area

The property sits within a Conservation Area.

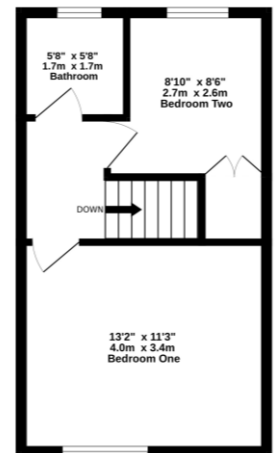
Additional Information

- Council Tax – Band B
- Energy Rating 65 (Band D)
- Tenure – Freehold
- 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.

GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA - 629 sq.ft. (58.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors 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. Made with iMeasure 12/2018

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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