



4 Two Gates, Slaithwaite

This attractive Grade II Listed stone built semi-detached cottage is full of character and rustic charm and is believed to date back to the early 1800s with a single storey extension added later. It occupies a pleasant location just before you climb the hill up to Lower Holme and it enjoys some fabulous views to the rear. There are 'Z' braced internal doors and the opportunity to expose the boxed in mullions and impressive roof timbers to make the most of all the hidden period features. The cottage has gas fired central heating, and double-glazed wood framed windows. The accommodation comprises entrance lobby, dining room, sitting room, breakfast kitchen, 2 double bedrooms, and a shower room. Externally, you will find a driveway providing off road parking, detached garage, and lovely cottage gardens to the front and rear. There is excellent access to Two Gates Junior & Infant School just across the road, and a short drive or walk down into the village where you will find an array of shops, bars, cafes, restaurants, regular bus service, and railway station.

Holmfirth

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Slaithwaite

Britannia Mill, Britannia Road,
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01484 847 700
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Accommodation:

GROUND FLOOR

The side entrance door opens into:-



Entrance Lobby

With wall mounted coat hooks and door leading through into:-



Dining Room

16'11" x 9'4"

A good-sized reception room which offers flexibility in its use depending upon your own requirements. It has mullioned windows to the front.



Sitting Room

14'7" x 13'8"

Having a coal effect gas fire set in a stone surround which extends to one side of the chimney breast to create a TV plinth, with recessed display shelving to the other side. Mullioned windows look out over the front garden and there is a window seat beneath.

FIRST FLOOR



Breakfast Kitchen

17'9" x 8'4"

Fitted with a range of wall, drawer and base units complemented by granite worktops which incorporate the kitchen sink with mixer tap over. There is a 4-ring gas hob with extractor hood above and a double oven beneath, integral fridge and freezer, and space and plumbing for a washing machine. Mullioned windows look out over the front garden, whilst a window to the rear provides far reaching across the valley.



Landing

With great views to the rear, and a timber clad ceiling.



Bedroom 1

18'3" x 10'4"

A good-sized double bedroom fitted with a range of wardrobes, drawers, dressing table, and worktop providing work from home space. There is a cupboard that houses the central heating boiler. Mullioned windows to the front offer far reaching views, and a window to the side provides views down the valley. It has a timber clad ceiling with inset spotlights.

OUTSIDE



Bedroom 2 **12'1" x 11'8"**

This double bedroom has a bank of fitted wardrobes, mullioned windows providing views to the front, and finished with a timber clad ceiling.



Shower Room **6'5" x 5'8"**

Fitted with a modern white suite comprising a low flush w.c., pedestal wash basin, and shower cubicle with dual head mains shower over. There are tiled walls, tiled floor, inset ceiling spotlights, frosted window to the rear, and a ladder style radiator/towel warmer.



The front garden is enclosed by dry stone walling and is lawned with borders nicely planted with a range of plants and shrubs. There is a tarmac driveway to the side which leads on to a stone built garage with access at the side of that to a very pleasant garden, which offers a fair degree of privacy and provides a sizeable lawn, flagged patio where you can sit and enjoy those far reaching views, and borders planted with a mix of plants and shrubs.

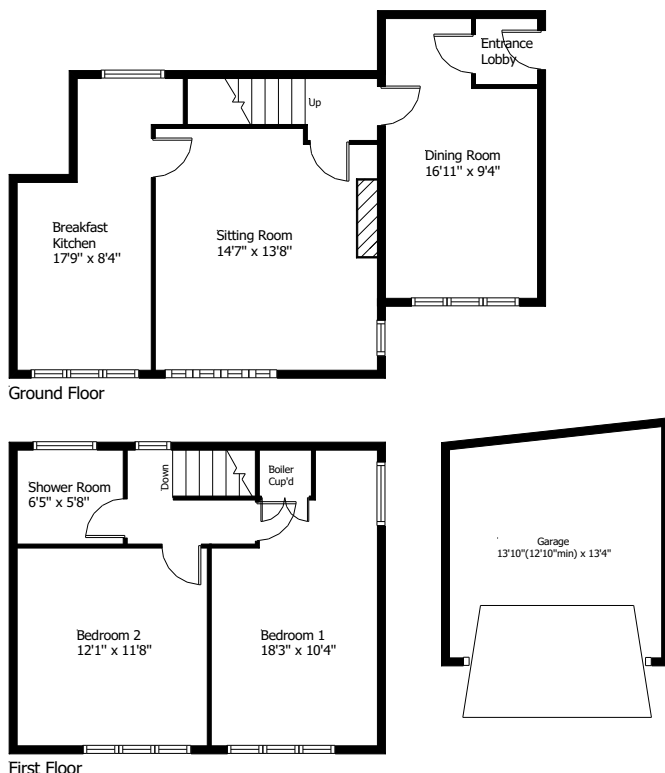
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OUTSIDE



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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. No responsibility can be accepted in respect of this information by "Plan-it Design"

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Viewing

By appointment with Wm. Sykes & Son.

Location

Just before you climb Bank Gate, turn left onto Nabbs Lane and follow the road up which shortly changes to Holme Lane. After passing the junior & infant school on the left, the property will shortly be found on the right.

Additional Information

- Council Tax – Band C
- Tenure – Freehold
- EPC - Exempt
- Utilities:-
 - Water – mains
 - Drainage – to a septic tank shared with No.3 & South View
 - Gas – mains
 - Electricity - mains
 - Heating – gas fired central heating
 - Broadband & Mobile Phone – 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.

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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