



8 Linfit Fold, Linthwaite

Within just a short walk of Slaithwaite village centre is this gorgeous Grade II listed weavers' cottage which dates back to the early 1800s and proudly displays many original features including mullioned windows, impressive roof timbers, fireplaces, and exposed stonework. The character and charm of this wonderful home sit nicely alongside more modern conveniences such as gas fired central heating, intruder alarm, a very recently installed hi-spec kitchen, and stylish bathroom suite. The accommodation is laid out over 3 levels briefly comprising a large lounge/diner, kitchen, 3 bedrooms, and bathroom. Externally, it has a lovely cottage garden to the front, access to an external store, and a delightful enclosed courtyard at the rear. This is a great location within walking distance of Slaithwaite village offering an array of shops, cafes, bars, and restaurants, as well as a train station and excellent bus service.

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Slaithwaite

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Accommodation:

The front entrance door opens into:-

GROUND FLOOR



Lounge/Diner

18'5" x 18'0"

As soon as you walk into this very spacious living room, you immediately get a feel for the style and character of the period complemented by immaculate décor which continues throughout. There are impressive stone mullioned windows to the front with a fitted seat beneath, beams, engineered luxury wood flooring, and a gas fired stove resting on a stone hearth which is set into the original stone chimney breast. There is a useful storage area beneath the return staircase which rises to the first floor. An open doorway with exposed stone reveals leads on through to the kitchen.



Kitchen

7'8" x 6'4"

The kitchen was replaced just a couple of years ago with a range of high quality units and worktops which incorporate a 'Quartz' sink and drainer with a mixer tap over. There are matching sturdy wall shelves, and tiled splashbacks. Appliances include a 'Smeg' cooker with extractor hood over, integral fridge, and washing machine. It also has luxury wood effect flooring, window to the side, and stable style external door gives access out to the enclosed courtyard.

FIRST FLOOR

Landing

With a further staircase rising to the top floor bedroom.



Bedroom 2

10'6" x 10'4"

A double bedroom featuring the original stone fireplace recess, mullioned windows to the front with fitted seat beneath, and exposed beam.



Bedroom 3

11'11" x 7'5"

Another double room with mullioned windows to the front, painted floorboards, and exposed beam.



Bathroom

7'9" x 7'2"

Fitted with a white suite comprising a low flush w.c., pedestal wash basin, and a panelled bath with shower and screen over.

SECOND FLOOR



Bedroom 1

18'5" x 18'5"

As you step up into this substantial bedroom, your breath will be taken away by the sheer size of the space. It is open to the roof timbers and an impressive Queen post roof truss, has banks of stone mullioned windows to the front and rear, great views to the front, and 2 exposed stone feature walls.



Outside Front



OUTSIDE

Steps shared with neighbouring No.6, give access up to your own cottage garden which has a stone flagged terrace and beds planted with a variety of plants and shrubs. There is access a little further down the road to an external store. At the rear of the cottage you will find a small enclosed courtyard laid with stone flags creating a lovely place to sit out and display your flowerpots.

Viewing

By appointment with Wm. Sykes & Son.

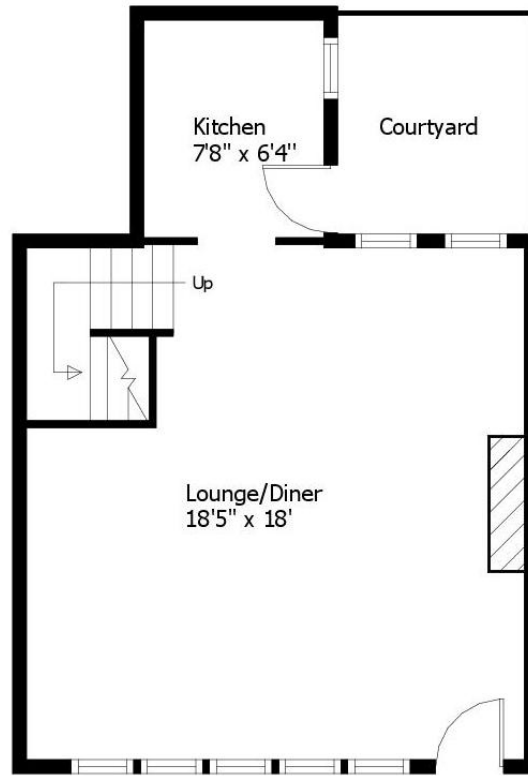
Location

Come out of Slaithwaite and turn left onto the A62 Manchester Road. After a short distance turn right up Linfit Fold where No.8 will then be found on the right just opposite 'Linfit Logs'.

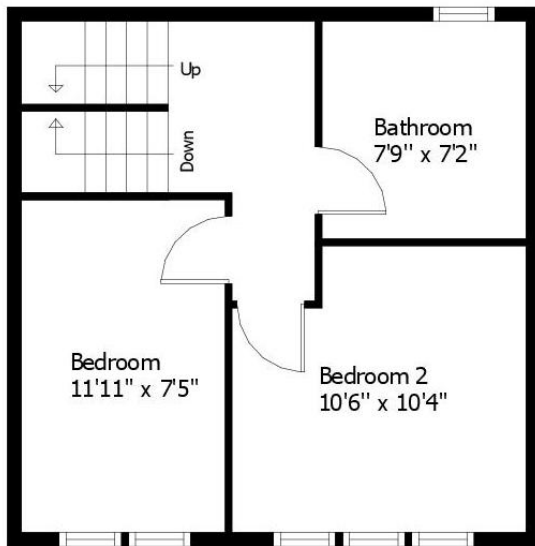
Additional Information

- Council Tax – Band C
- EPC - Exempt
- Tenure – Freehold
- The property is Grade II listed having been first listed in 1980.
- Utilities:-
 - Water – mains
 - Drainage - mains
 - Gas – mains
 - Electricity – mains
 - Heating – gas fired central heating, and an electric radiator and gas fired stove in the lounge/diner.
 - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows a range of broadband services, including 'Ultrafast', are available in this area and mobile coverage at the property is offered by several providers.

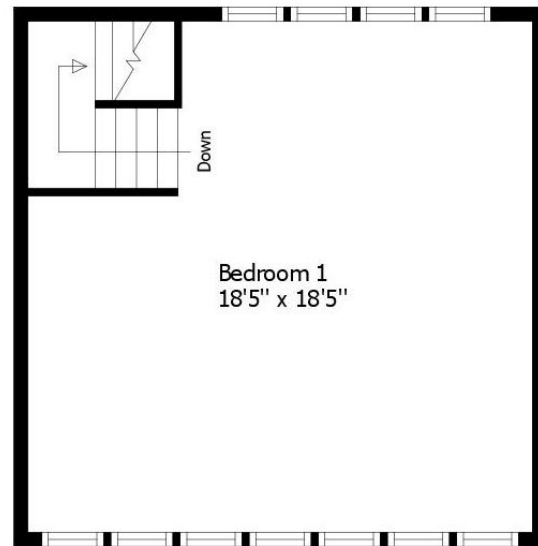
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Ground Floor



First Floor



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

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