



38 St Georges Road, Scholes

Occupying a pleasant tucked away location in the heart of this historic cluster of cottages, in a sought-after village location, this stone-built end terraced must be viewed internally to be fully appreciated. The accommodation comprises: entrance porch, open plan living / dining kitchen, landing, 2 first floor bedrooms, bathroom and a large attic room. It features a wealth of original features such as exposed beams and stonework complimented by attractive fixtures and fittings. Externally, there is a small garden with outbuilding located across the lane in front of the cottage. For sale with no vendor chain.

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Slaithwaite

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Accommodation:

GROUND FLOOR

Entrance Porch

With stable door to the front and a further door into the living room area.



Living / Dining

Featuring mullioned windows to the front elevation, exposed beams to the ceiling, chimney breast with exposed stone fireplace and log burning stove, central heating radiator and door giving access to the cellar.

16' x 14'2"



Kitchen

The kitchen is partially open plan to the living / dining room and features a window to the rear, free standing range style cooker, washstand unit with ceramic sink and mixer tap, fitted cupboards and wooden worksurfaces, central heating radiator. A door and stairs lead to the first floor.

11'5" x 6'8"

Cellar

With vaulted ceiling and plumbing for washing machine.

9'1" x 7'1" overall

FIRST FLOOR



Landing

Stairs lead to the first floor landing which features a built-in cupboard housing the Baxi central heating boiler.



Bedroom 2

11'6" x 7'7"

With windows to the rear and central heating radiator.



Bedroom 1

11'1" x 8'

With windows to the front and central heating radiator.



Bathroom

7'5" x 5'7"

With three piece suite in white comprising low flush wc, vanity washbasin and bath with shower over, obscure glazed window to the front and heated towel rail.



Bedroom 2

SECOND FLOOR



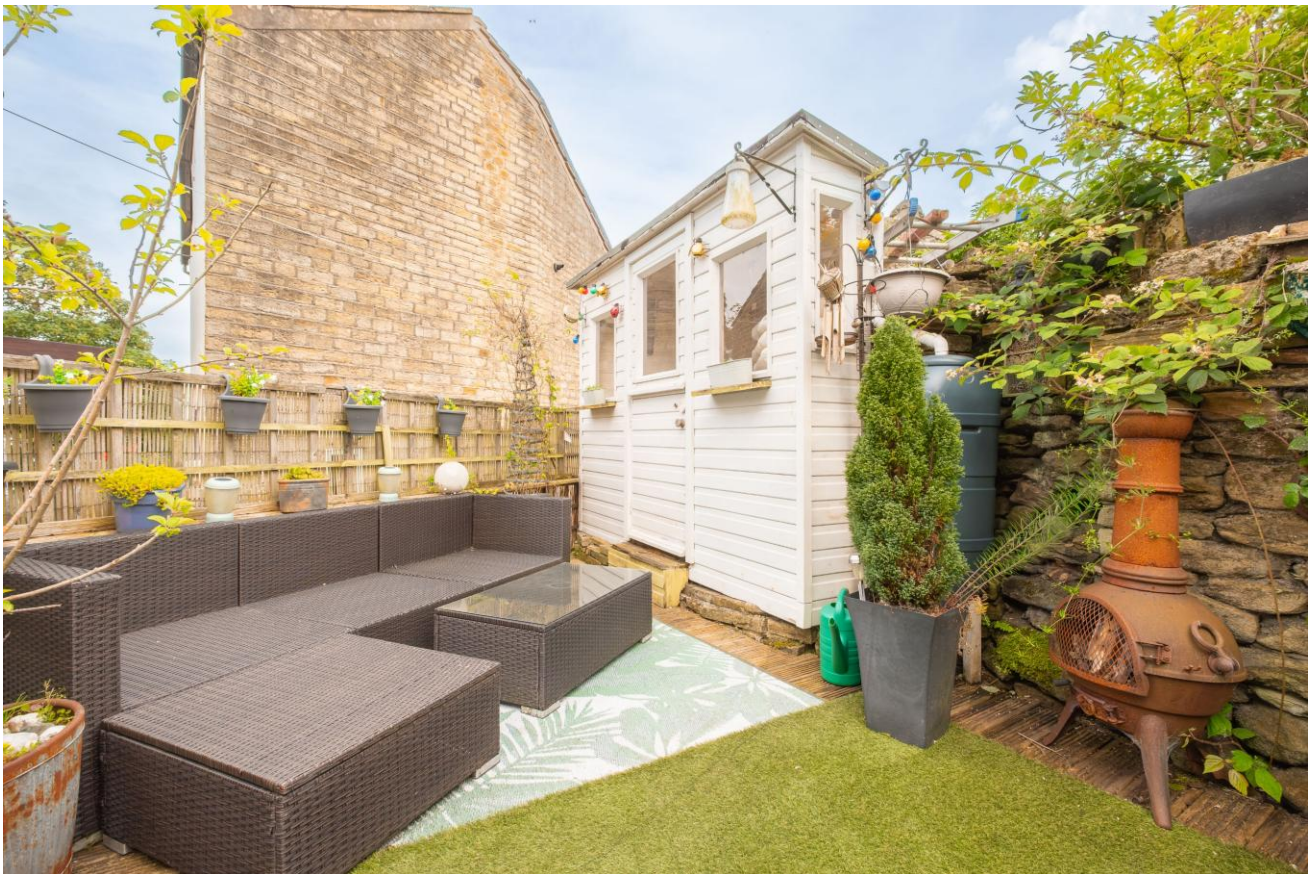
Attic Room

A large attic room, used by our client as their bedroom. With exposed beams to the angled ceiling, 2 windows to the side elevation, built in wardrobes, under eaves storage and central heating radiator. Note that the access point into the room is low on account of the angle ceiling above.

15'2" x 9' min



OUTSIDE



OUTSIDE

Immediately in front of the house is a small cottage garden. On the opposite side of the lane is a further small garden / sitting area enclosed by a wooden fence. This features a small garden room.

Additional Information

The property is Freehold; Energy rating 66 (Band D); Council tax band B.

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.

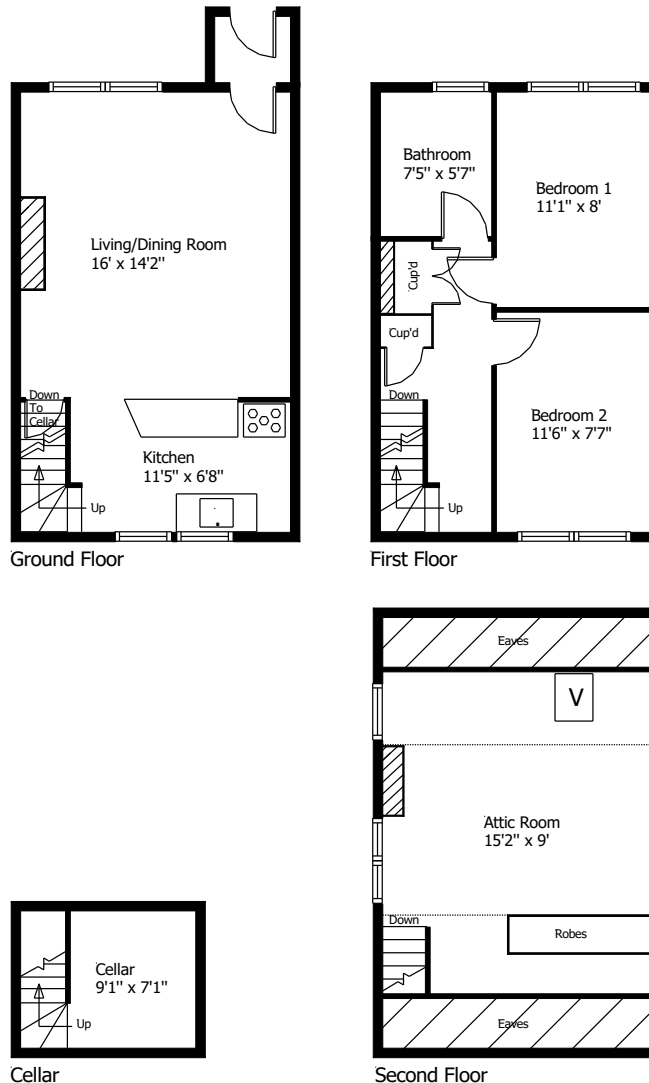
Viewing

By appointment with Wm Sykes & Son.

Location

From the centre of Scholes by the village shop and pub head along St Georges Road towards Totties. The property will be found in a small unmade courtyard on the left hand side.

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