Wm Sykes & SON EST. 1866

Offers in the region of
£95,000



5 Savile Street, Milnsbridge

A quirky 1 bedroomed stone-built end terraced home laid out over 3 floors, which would be ideal for a first time buyer looking to get onto the property ladder, or suitable for an investor. It will require some updating but has the potential to create a comfortable home within reach of a range of local shops, amenities, and regular bus service. It has gas fired central heating and double glazing. Externally, it fronts directly onto the pavement on Savile Street, and there is access out at the rear onto a communal yard with further access through the passageway out onto Savile Street.

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

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

Accommodation:

The front entrance door opens into:-

GROUND FLOOR







Lounge **14'1" x 12'11"**

The front entrance door opens straight into the lounge which has a window to the front, gas fire in surround with matching hearth, and is laid with a stone flagged floor. There are staircases up to the first floor, and down to the lower ground floor. There is an external door to the rear.

LOWER GROUND FLOOR







Dining Kitchen **12'9" x 12'8"**

Fitted with a range of wall and base units having worksurfaces which incorporate a 1½ bowl sink with mixer tap. There is a 4-ring gas hob with electric oven beneath, integrated dishwasher, washing machine and fridge/freezer. There are tiled splashbacks, frosted window to the front, inset ceiling spotlights, cupboard housing the central heating boiler, fitted breakfast bar and a stone flagged floor.

FIRST FLOOR





Bedroom **12'11" x 12'10" max**

A double bedroom with 2 windows to the front, and access to the loft space.



En Suite Shower Room **4'2" x 12'8"**

Fitted with a white suite comprising a low flush w.c., wash hand basin, and shower cubicle with Triton shower over. There is a small, frosted window to the front.



OUTSIDE

The property fronts directly onto the pavement on Savile Street. There is a communal yard at the rear over which you have access to pass through the passageway and out onto Savile Street.

Viewing

By appointment with Wm. Sykes & Son.

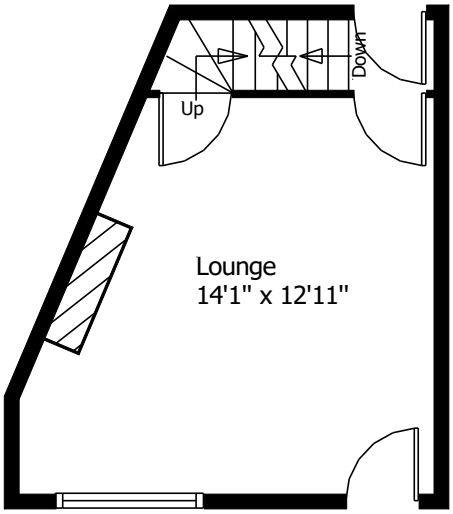
Location

From the centre of Milnsbridge, proceed up Scar Lane passing Aldi on your left. Turn right at the little roundabout onto Crow Lane, and Savile Street is the next right.

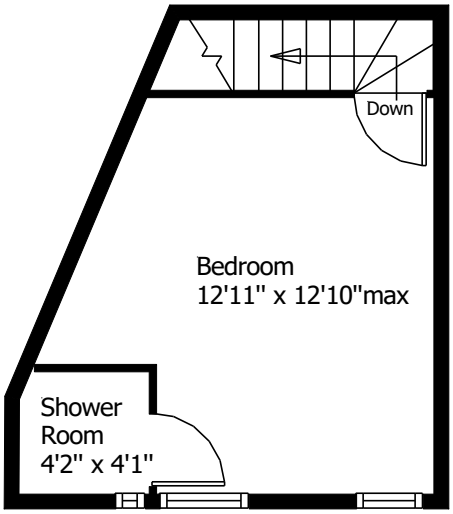
Additional Information

- Council Tax – Band A
- Tenure – Leasehold held on a 999 year lease starting on 25th December 1974 for a nominal ground rent.
- EPC Rating – D
- Utilities:-
  - Water – mains
  - Drainage - mains
  - Gas – mains
  - Electricity - mains
  - Heating – gas fired central heating and a gas fire in the lounge.
  - Broadband & Mobile Phone – Our online checks show that Fibre to the Cabinet (FTTC) is available, and mobile coverage is predicted to be good and outdoors and in-home with a range of suppliers.

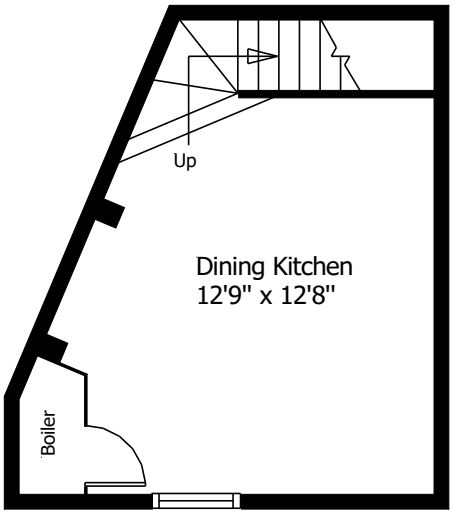
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Ground Floor



First Floor



Lower Ground 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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