



Chocolate Box Cottage, 3 Sike Lane, Totties

This beautiful 3 storey weavers cottage enjoys a sought after setting enjoying a pleasant aspect to the front. It has been much improved by our client and is presented to an excellent standard throughout with quality modern fittings, complimenting the original features such as exposed beams and stone mullions. The accommodation comprises: entrance hall, dining kitchen, lounge, bathroom and 1 double bedroom. Externally, there is a pleasant cottage garden with wooden garden shed at the rear of the building.

Holmfirth

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Slaithwaite

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Accommodation:

GROUND FLOOR

Entrance Hall

Stone steps lead up to the wooden entrance door which opens into the hall. This features stairs to the first floor, tiled floor, beams to the ceiling and central heating radiator.



Dining Kitchen

15'2" x 11'11"

A superb dining kitchen, with fitted base units and wall cupboards, ceramic sink unit with mixer tap, integrated washing machine, free standing rangemaster cooker with extractor over, stable door to the rear elevation mullioned windows to the front, chimney breast with stone fireplace and beams to the ceiling, central heating radiator.

FIRST FLOOR

Landing

Further stairs lead to the second floor.



Lounge

15'2" x 9'5" (6'8" min)

Featuring a bank of mullioned windows to the front enjoying the views, exposed beam to the ceiling and central heating radiator.



Bathroom

8'4" x 5'6"

With traditional styled suite in white comprising low flush wc, vanity washbasin, freestanding roll top bath shower over, obscure glazed window to the rear, tiled floor and heated towel rail.

SECOND FLOOR

Landing

With built in storage cupboard at the top of the stairs, mullioned window above the stairs.



Bedroom 1 15'2" x 9'3" (15' overall)

Again featuring a bank of 5 mullioned windows to the front enjoying the views, built in wardrobes, beams to the ceiling and central heating radiator.



Bedroom 1

Chocolate Box Cottage, 3 Sike Lane, Totties, Holmfirth, HD9 1 JG



OUTSIDE

Stone steps from the outside of the building lead up to the front entrance door. At the rear of the house, there is a cottage garden which is enclosed by wooden fencing and gravelled with a wooden garden shed. Dressed with planted pots, this makes a welcoming outside dining area.

Additional Information

The property is Freehold; Energy rating 67 (Band D); Council tax band A.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoor and variable in-home with a range of suppliers.

Viewing

By appointment with Wm Sykes & Son.

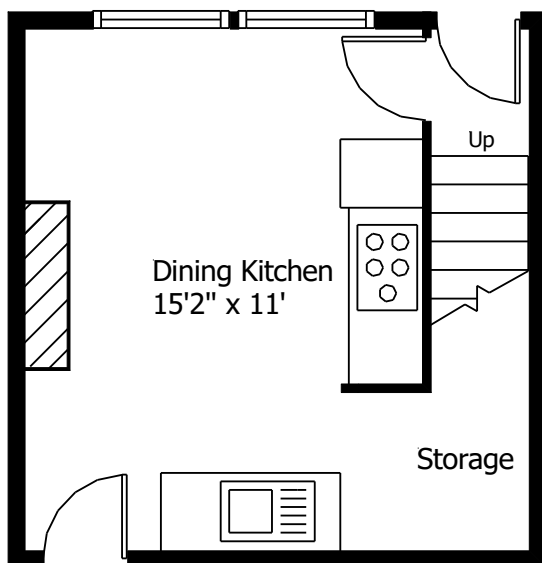
Location

From the centre of Holmfirth, follow the A635 towards New Mill. Turn right up Greenhill Bank Road to Totties. Sike Lane will be found opposite the junction at the top of Greenhill Bank Road.

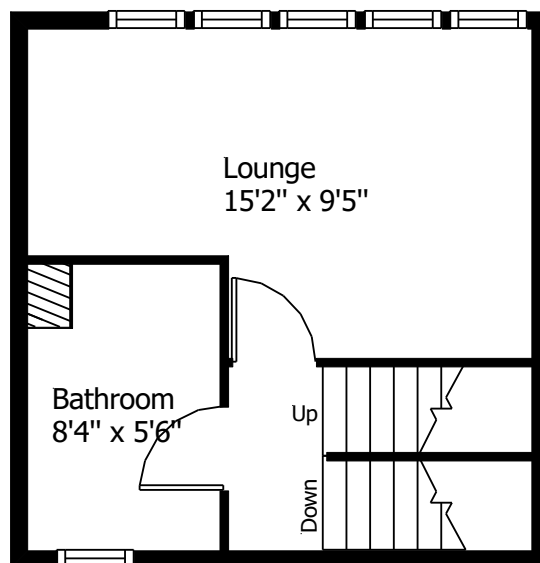


OUTSIDE

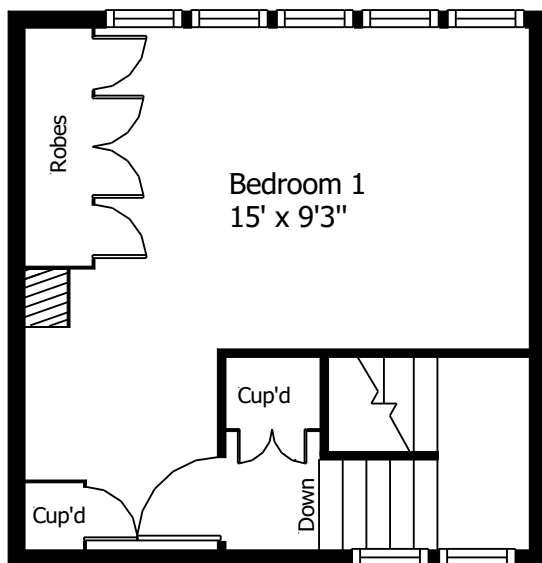
3 Sike Lane, Totties



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only and may not be to scale.
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