



Applegate
Properties



- Charming mid cottage
- Three bedrooms
- Canalside setting
- Cottage garden

Waterside, Slaithwaite, Huddersfield, HD7 5BA
Guide Price: £210,000-£225,000

A most characterful yet modernised three bedroom canalside cottage with garden and outside store within walking distance of much sought after Slaithwaite village



PROPERTY DESCRIPTION

Occupying a delightful position beside the canal, only a short stroll to the regarded shops, restaurants and amenities of Slaithwaite as well as the nearby train station with Trans- Pennine links is this charming mid terraced cottage. Affording surprisingly spacious three bedroom accommodation, the property retains a wealth of character including exposed beams and rustic latch doors, yet has been modernised and much improved in recent years.

Having a pleasant cottage garden to the front the property may well suit a variety of buyers from the first time home to the down-sizer.

In brief the accommodation comprises: Entrance through Conservatory/ Garden room, inner door to spacious Living/ Dining/ Kitchen having a feature log burning stove and understairs store, fitted kitchen area with cottage style units, space for gas range and beams to ceiling.

An open staircase leads to the First Floor which includes three bedrooms and Bathroom furnished with a period style three piece white suite.

Externally, the property has a pleasant cottage style garden with well stocked borders and trees, log store and further stone out building used for storage (we are advised that this store is shared with a neighbouring property). No Vendor Chain.

EPC: D

Tenure: Freehold

Council Tax: A

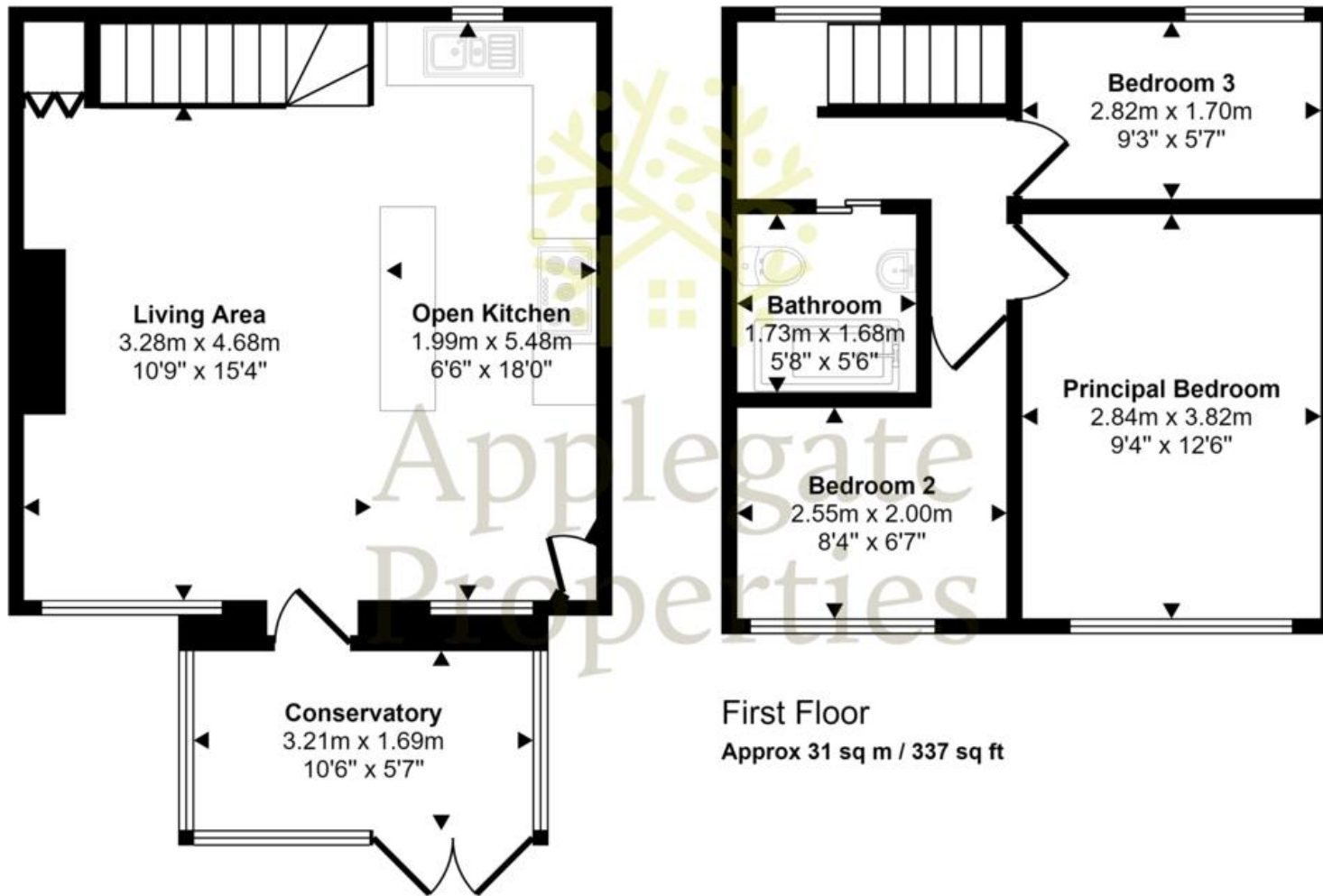
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.



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Approx Gross Internal Area
68 sq m / 731 sq ft



Ground Floor
Approx 37 sq m / 394 sq ft

First Floor
Approx 31 sq m / 337 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

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Saturday – 9.00am – 4.00pm

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