



Wood Street, Slaithwaite, HD7 5EE
£165,000

E&H Edkins Holmes
ESTATE AGENTS

Located on a quiet no-through road in the ever-popular village of Slaithwaite, this three-bedroom end-of-terrace home enjoys far-reaching views across the Colne Valley and offers excellent potential for modernisation.

The accommodation comprises a spacious lounge and kitchen/dining area on the ground floor. To the first floor are two bedrooms and a house bathroom, with a third bedroom on the second floor taking advantage of the open views.

Outside, there is an open garden to the rear with a stone-built outbuilding, ideal for storage or workshop use.

Perfectly placed within walking distance of Slaithwaite's village centre, offering cafés, shops, canal walks and rail links to Manchester and Leeds, this property is an ideal project or investment opportunity in a sought-after setting.



Entrance Hall
Radiator. UPVC double glazed door to front elevation.

Lounge 13'11" x 12'4" (4.252 x 3.776)
Gas fire. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 12'5" x 15'8" (3.807 x 4.776)
Gas fire. Wall and base units. Stainless steel sink. Gas cooker point. Plumbing for washing machine. UPVC double glazed door to rear elevation. Two UPVC double glazed windows to rear elevation.

Landing
Stairs leading from entrance hall. Cupboard. UPVC double glazed window to rear elevation.

Bedroom One 15'0" x 10'4" (4.587 x 3.165)
Radiator. UPVC double glazed window to rear elevation.

Bedroom Two 14'0" x 9'5" (4.280 x 2.876)
Radiator. UPVC double glazed window to front elevation.

Bedroom Three 11'10" + recess x 16'5" (3.632 + recess x 5.004)
Under eaves storage. Night storage heater. UPVC double glazed window to rear elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with shower over. Storage cupboard. Boiler. UPVC double glazed window to front elevation.

Cellar 6'11" x 16'3" (2.121 x 4.955)
UPVC double glazed window to front elevation.

Rear Garden
Open lawn and patio garden.

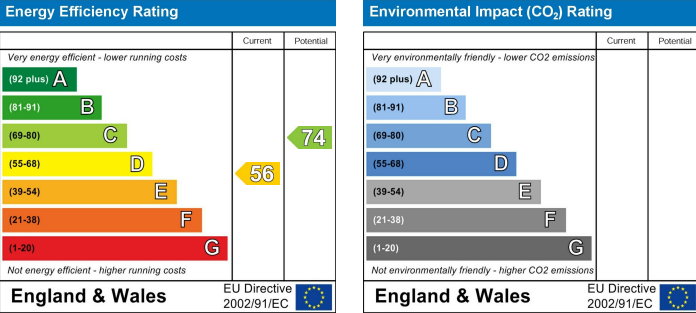
Stone Outhouse 8'8" x 9'10" (2.659 x 3.002)
Plumbing and power.

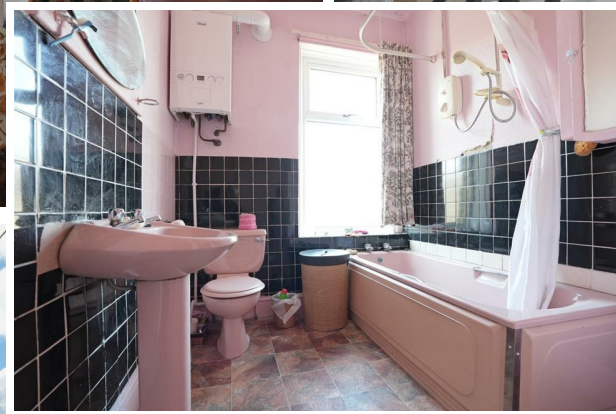
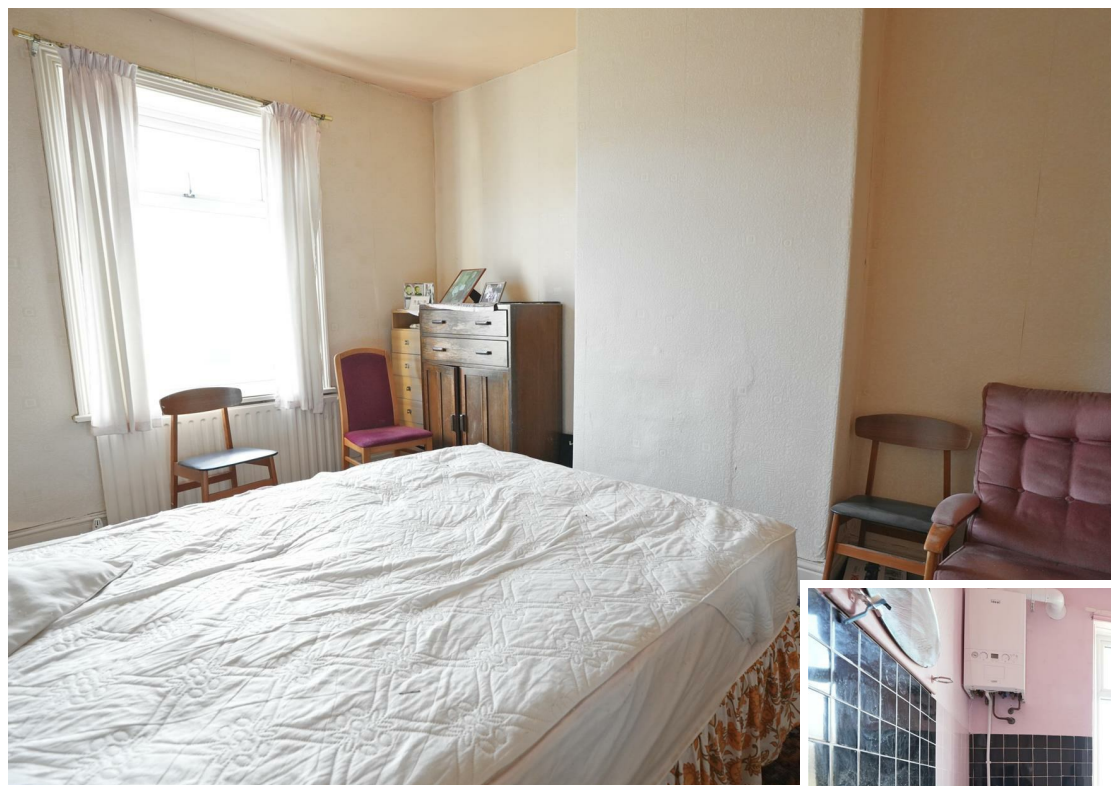
Council Tax Band
B

Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

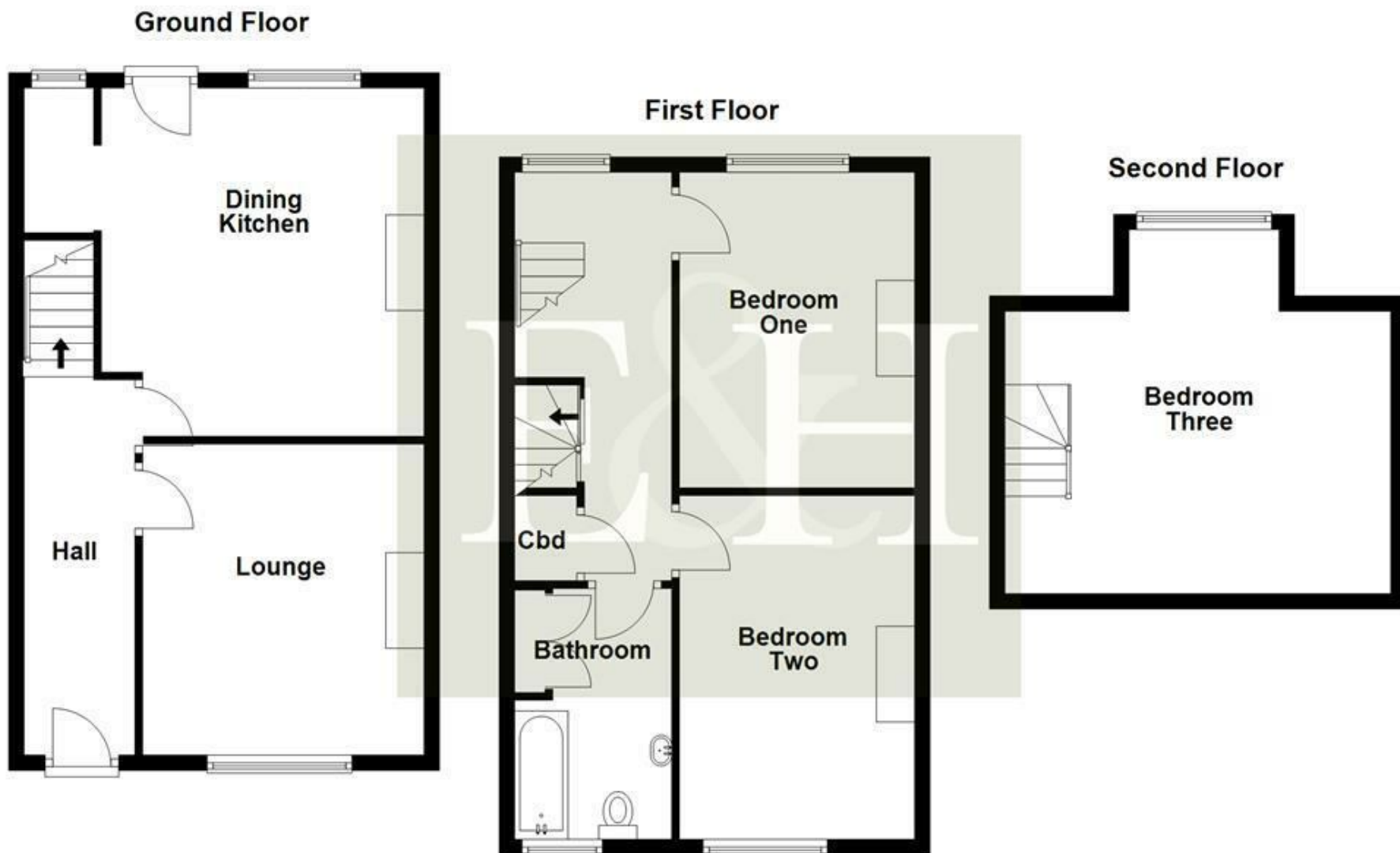
The three words designated to this property is:
handfuls.readers.otter

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All measurements are approximate and for display purposes only
Plan produced using PlanUp.