

MARSH & MARSH PROPERTIES

1 Woods, Holts Head Road, Slaithwaite, HD7 5TY

£325,000



****ATTENTION ALL YOUNG/PROFESSIONAL/RETIRED COUPLES, RETIRED COUPLES OR YOUNG FAMILIES**** This one of a kind character home located in a rural location on the outskirts of the well sought after area of Slaithwaite, offers the perfect blend of rustic charm and modern functionality boasting bespoke and unique features. On the ground floor, you enter through a rustic wooden door into an inviting entrance hall, featuring a custom wooden bench with storage. The lounge boasts solid oak flooring with underfloor heating and a dual aspect multi-fuel stove, creating a cozy atmosphere. This seamlessly flows into the sleek and modern dining kitchen, equipped with high quality Bosch appliances, a Belfast style sink, and industrial style cabinetry. The ground floor also includes a practical utility room, adding to the home's convenience and versatility. On the second floor, you will find a landing that highlights vaulted ceiling which boasts a striking exposed ceiling beam, adding character to the space. Two spacious double bedrooms feature exposed beams and mullioned windows, creating a warm and inviting atmosphere. The stylish bathroom equipped with a modern four-piece suite, combining both functionality and elegance. The property is further complemented by external features, including a car charging point and access to a low maintenance stone patio garden along with ample off road parking.

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ENTRANCE HALL



You enter this unique character property through a rustic wooden door, stepping into an inviting entrance hall. The hall is equipped with a custom-fitted wooden bench featuring storage compartments underneath, as well as a spacious storage cupboard for convenience. The flooring is laid with stunning stone tiles that lend an earthy elegance, enhanced by recessed ceiling spotlights. A stone staircase with a custom industrial steel banister offers a modern contrast, while a double-glazed wooden window fills the space with natural light.

LIVING ROOM 3.7 x 5.6m (12'1 x 18'4)



The lounge features solid oak flooring with cozy underfloor heating and a dual aspect multifuel stove, warming both the lounge and the adjoining dining kitchen. The room's charm is elevated by classic wall panelling, beautifully exposed wooden beams that highlight the character of the space, and ceiling spotlights that provide warm, ambient lighting. Practical understairs storage adds both functionality and convenience, seamlessly blending into the room's design. Industrial style fitted shelving adds a modern touch, while two sets of mullioned windows at the rear offer a pleasant outlook.



DINING KITCHEN 3.9 x 5.6m (12'9 x 18'4)



The dining kitchen features sleek, modern base units complemented by a Belfast-style sink with a brushed chrome mixer tap. It includes built-in

Bosch appliances—an oven, hob, and extractor fan—as well as an integrated dishwasher and space for a tall fridge freezer. An engineered, industrial-style steel cabinet adds a distinctive touch. Solid oak flooring, with the comfort of underfloor heating, flows seamlessly from the lounge, accompanied by a dual-aspect multi-fuel stove. Ceiling spotlights and two sets of mullioned windows brighten the space.



UTILITY

The utility room, accessible from the kitchen, features tiled flooring and a wooden door leading to the rear of the property. It includes a fitted cabinet with space and plumbing for a washer and dryer, as well as a heat source pump system. A Velux window adds natural light, enhancing the room's practicality.



LANDING

Stairs ascend from the lounge to a landing with loft access. A striking, exposed ceiling beam adds character and rustic charm, highlighting the architectural detail of the space. This area also features a tall, modern radiator, a double-glazed wooden window, and a Velux window, inviting natural light to enhance the ambiance. Ceiling

spotlights complete the look, blending modern functionality with timeless design elements.

BEDROOM ONE 4.5 x 5.6m (14'9 x 18'4)



This spacious double room features two fitted double wardrobes and built-in shelving, offering ample storage. A fitted wooden desk and mirror add functionality and style. Exposed wooden ceiling beams and a high ceiling enhance the room's character, creating an open, airy feel. The room is well-heated with two radiators and flooded with natural light from a set of mullioned double-glazed windows and two Velux windows, blending warmth with timeless charm.

BEDROOM TWO 3.8 x 2.6m (12'3 x 8'6)



This double room features a continuation of the exposed ceiling beam from the landing, adding a cohesive, rustic touch. A radiator ensures warmth, while ceiling spotlights provide modern lighting. Natural light fills the room through a set of mullioned double-glazed windows and an additional double-glazed wooden window, creating a bright and inviting space.

BATHROOM 3.4 x 2.0m (11'1 x 6'4)

This modern and stylish four-piece suite features a bath, a tiled shower cubicle with a glass shower screen, and both a rainfall and handheld power shower overhead, complete with an embedded shelf. The suite also includes a low flush toilet, and a vanity sink unit for added convenience. A

chrome towel radiator (requires plumbing) while an extractor fan ensures ventilation. The tiled floor enhances the sleek design, complemented by an exposed ceiling beam that adds character to the space. Natural light pours in through a double-glazed window and a Velux window, brightening the room.



STORAGE ATTIC 3.0 x 3.3m (9'10 x 10'11)

Accessed via the landing area is this useful loft space which has been boarded out to create a substantial storage space complete with lighting.

EXTERNAL



The property takes advantage of outdoor space with a beautiful and low maintenance stone patio

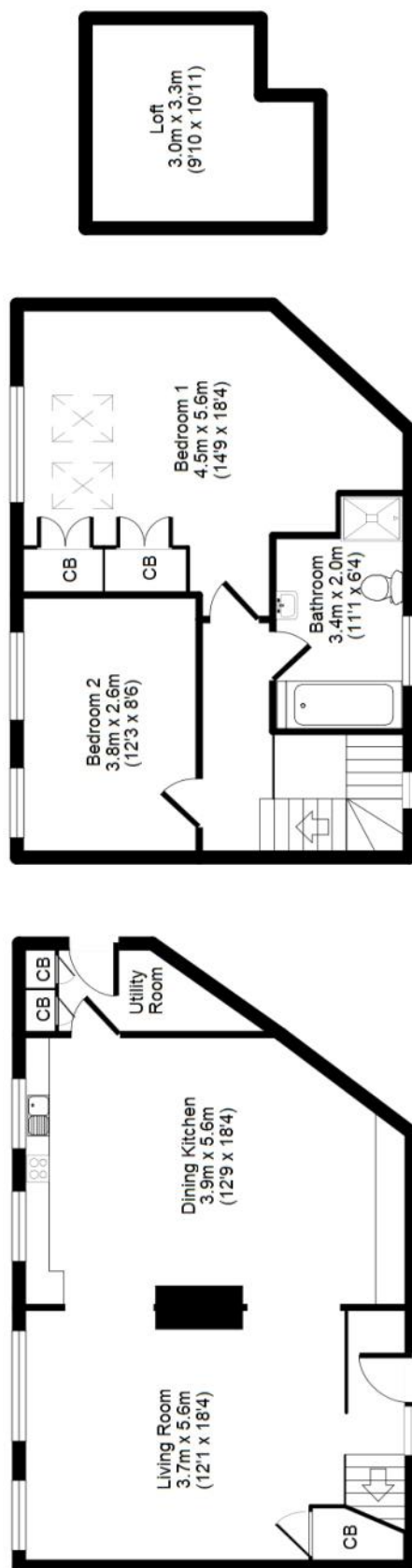
garden, which flows on to a small woodland area. There are ample off road parking spaces along with an electric car charging point.



IMPORTANT NOTICE; The external garden does not come on the deeds with the property. However, this is currently on course to being claimed and should eventually be attached to the property legally. This will be passed on to any potential buyer to continue the process. Please call to discuss any questions regards to this.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 97 sq. m / 1038 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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