



5 Blakestones, Slaithwaite, Huddersfield, HD7 5UF  
£250,000

**bramleys**

This 3 bedroom, cottage property is situated in this small hamlet in the popular residential area of Slaithwaite. The property does require a programme of modernisation and improvement works, however this has been reflected within the asking price.

Having a spacious lounge, dining kitchen, 3 first floor bedrooms and family bathroom, together with a most useful attic room which is accessed via a spiral staircase in the master bedroom.

Currently providing gas fired central heating and uPVC double glazing, the property would make an ideal purchase for the downsizer or professional couple alike.

Energy Rating: C



## GROUND FLOOR:

Enter the property through an external door into:-

### Lounge

21'0" x 15'9" (6.40m x 4.80m)

With uPVC double glazed windows set in stone mullions and a central heating radiator.

### Kitchen

16'5" x 8'4" (5.00m x 2.54m)

Fitted with a range of base and wall cupboards, part tiled walls, inset ceramic sink, gas cooker point, central heating radiator and a uPVC double glazed window.

## FIRST FLOOR:

### Landing

### Bedroom 1

16'0" x 13'2" (4.88m x 4.01m)

With a central heating radiator, 2 uPVC double glazed window and feature exposed stonework. A spiral staircase from the bedroom leads up to the loft area.

### Bedroom 3

8'9" x 8'8" (2.67m x 2.64m)

With a central heating radiator and uPVC double glazed window.

### Bedroom 2

9'2" x 8'10" (2.79m x 2.69m)

With a central heating radiator and uPVC double glazed window.

### Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, panelled bath and pedestal wash hand basin.



### LOFT:

14'0" x 8'9" (4.27m x 2.67m)

This good sized attic room is accessed via a spiral staircase from the master bedroom and provides most useful storage space.

Please note, there is partial restricted roof height.

### OUTSIDE:

Please note, there is a small section of garden located at the rear (over the access lane) which comprises a section of block paving, garden shed and has space to store bins.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave the centre of Slaithwaite via Church Street, passing Rumpus restaurant on the right. Just before the viaduct turn left into Nabbs Lane. Follow the road under the viaduct which then becomes Holme Lane, take the second left into Blakestones Road and follow the road. The entrance to Blakestones hamlet can be found on the left.

### TENURE:

Freehold

### COUNCIL TAX BAND:

C

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

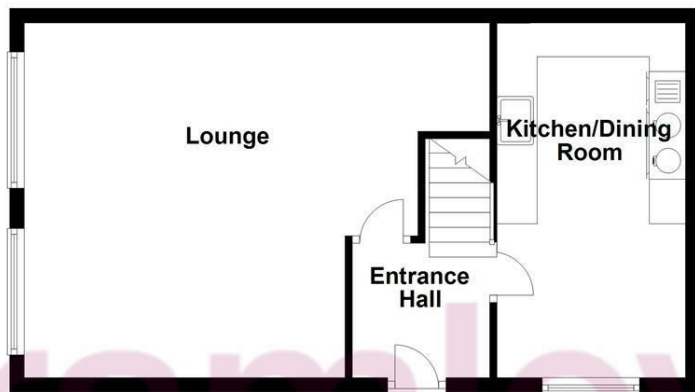
### VIEWINGS:

Please call our office to book a viewing on 01484 530361.

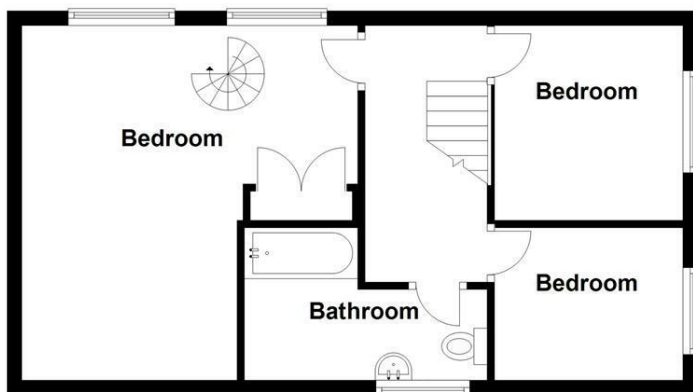




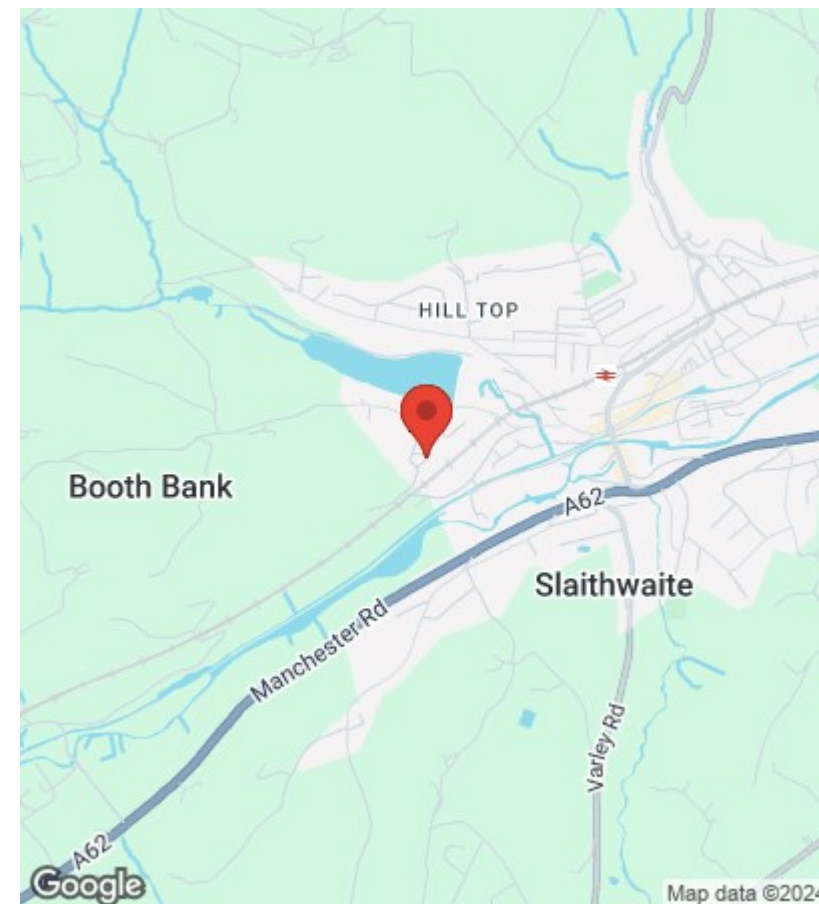
### Ground Floor



### First Floor



### Second Floor



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Vary energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 89        |
| (81-91)                                     | B | 75                      |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Huddersfield | Halifax | Elland | Mirfield

