



Kitchen Brook Cottage, Manchester Road

Slaithwaite, Huddersfield, HD7 5LU

A unique four-bedroom detached family home privately tucked away in a rural, waterside location, in the very heart of Slaithwaite, just a two-minute walk from all the local amenities. Immaculate throughout with contemporary fixtures and fittings complimenting the period features including exposed stonework, beams, and mullion windows. The property briefly comprises hallway, downstairs WC, cinema room/integral garage, contemporary farmhouse kitchen, lounge, family room, four first floor double bedrooms, master with ensuite and a family bathroom. Enclosed front and rear gardens, with ample parking for several cars.

O.I.R.O £585,000

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- A VERY SPECIAL CHARACTER FAMILY HOME IN THE HEART OF THIS PICTURESQUE VILLAGE
- PERIOD FEATURES THROUGHOUT INC. MULLION WINDOWS, BEAMS AND SOLID FUEL STOVE
- HIDDEN AWAY ADJACENT TO WOODLAND AND THE BROOK AND SHORT WALK TO ALL AMENITIES
- LARGE FARMHOUSE KITCHEN WITH BEAUTIFULLY DESIGNED UNITS AND LARGE ISLAND
- IMMACULATE THROUGHOUT WITH CONTEMPORARY FIXTURES AND FITTINGS
- TWO RECEPTION ROOMS, MASTER BEDROOM WITH ENSUITE AND ENCLOSED GARDENS

Entrance

Hallway

9'5" x 7'4" (2.87m x 2.24m)

Downstairs WC

5'2" x 2'2" (1.57m x 0.66m)

Cinema Room/Integral garage

16'4" x 9'9" (4.98m x 2.97m)

Contemporary Farmhouse Kitchen Ensuite

17'9" x 13'10" (5.41m x 4.22m)

Lounge

19'3" x 17'7" (5.87m x 5.36m)

Family Room

14'3" x 10'7" (4.34m x 3.23m)

First Floor Landing

Master Bedroom

14'5" x 10'8" (4.39m x 3.25m)

9'1" x 5'11" (2.77m x 1.80m)

Bedroom 2

13'3" x 9'3" (4.04m x 2.82m)

Bedroom 3

14'6" x 8'9" (4.42m x 2.67m)

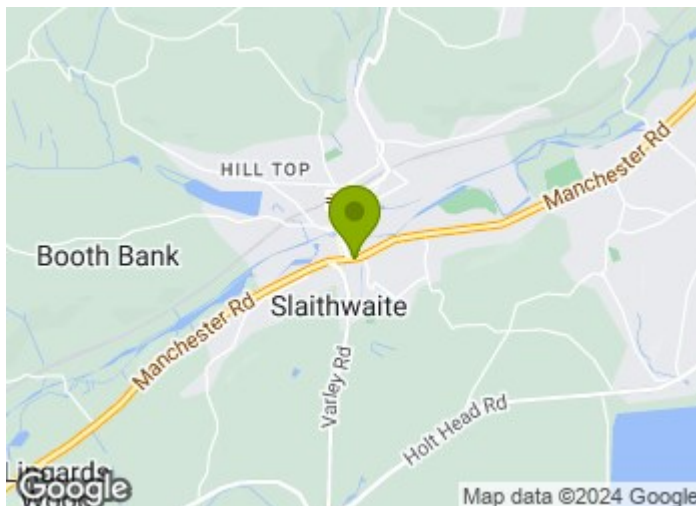
Bedroom 4

14'6" x 8'11" (4.42m x 2.72m)

Family Bathroom

11'5" x 4'7" (3.48m x 1.40m)

Garden and parking

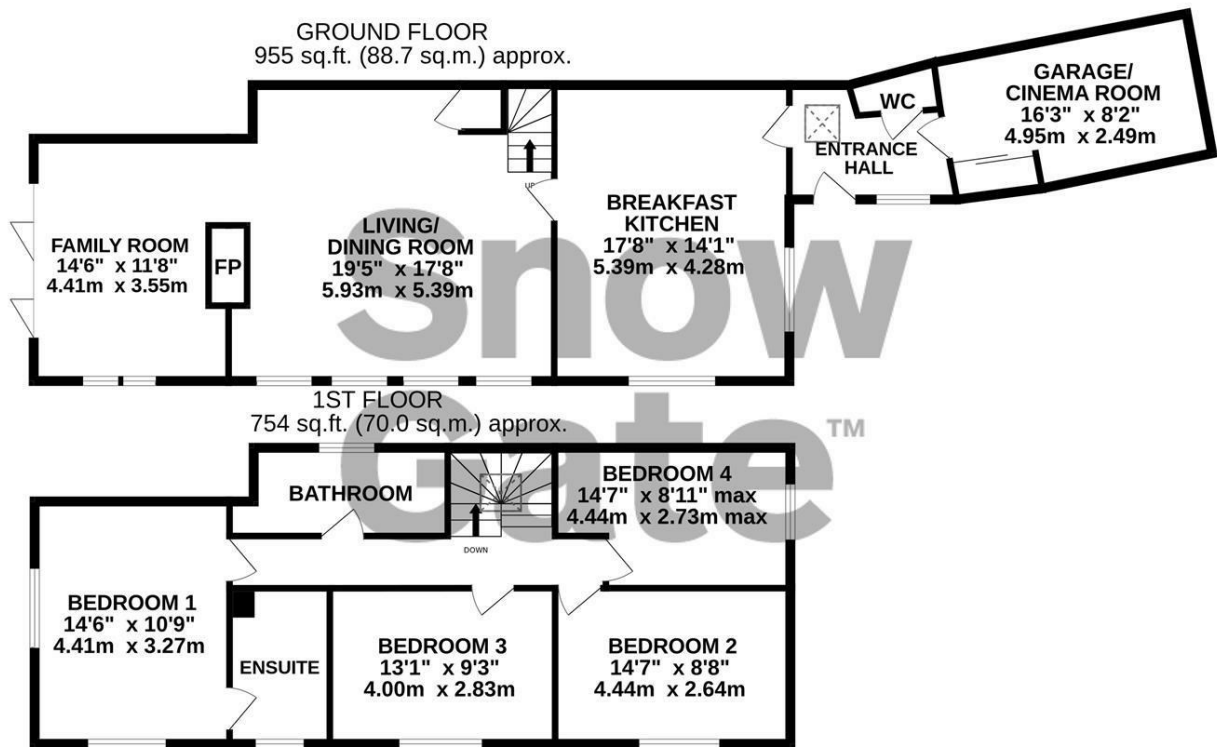


Directions

From Huddersfield head towards Linthwaite, Slaithwaite & Marsden along Manchester Road. The property can be found set back on the left hand side after approx 5 miles.



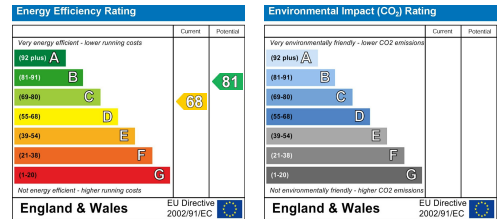
Floor Plan



TOTAL FLOOR AREA: 1709 sq.ft. (158.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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