



**Manchester Road, Slaithwaite, Huddersfield HD7 5QA**

**welcome to**

**Manchester Road, Slaithwaite Huddersfield**

**\*\*Guide Price £200,000 - £210,000\*\*> SEEING IS BELIEVING. Don't be deceived by its modest exterior, this property opens up over four floors boasting four double bedrooms, 2 large reception rooms alongside rear garden with valley views and detached garage. Ideal for large and growing families.**



## Lower Ground Floor

### Rear Porch

Door to porch area with carpeted flooring, doors to WC and dining room.

### Kitchen

12' 6" x 16' 3" ( 3.81m x 4.95m )

Unique and spacious kitchen is fitted with a range of oak fronted base and wall units with worksurfaces and tiled splashbacks. Space for electric oven and gas hob with extractor over. One and a half bowl sink unit with drainer. Built-in fridge freezer, integrated dishwasher and washing machine. The kitchen area has its own fabulous built-in bar area with glass cabinets and separate seating area perfect for enjoying those bar drinks. Door which leads to a store area and double glazed window to the front. The room is warmed by a central heating radiator, has carpeted flooring and feature beamed ceiling with ceiling spotlights. Opening to stairs leading to the ground floor.

### Dining Room

13' 5" x 14' 1" ( 4.09m x 4.29m )

Superbly spacious dining room having space for dining table and chairs. Carpeted flooring and warmed by an electric log burner style fire with brick back and hearth plus a central heating radiator. Feature ceiling rose with centre light. Double glazed patio doors open to the rear garden with views of the countryside.

### Pantry

8' 3" x 4' 5" ( 2.51m x 1.35m )

Good sized storage space.

### Wc

Comprising wash hand basin and low flush WC. Having part panelled and tiled walls plus tiled flooring.

## Ground Floor

### Entrance Hall

Front door leading to a carpeted and spacious entrance hallway with doors to reception rooms. Stairs to lower ground floor and first floor levels. To the rear of the entrance hall is a double glazed window which overlooks the rear.

### Sitting Room

12' 10" x 11' 9" ( 3.91m x 3.58m )

Spacious reception room has a world map feature wall, is warmed by a wall mounted electric fire and has ceiling spotlights and carpeted flooring. Double glazed window overlooks the rear.

### Lounge

11' 2" x 13' 11" ( 3.40m x 4.24m )

Main living space again being spacious, warmed by a Victorian style gas fire with wood fireplace and granite effect hearth. The room also has a central heating radiator and carpeted flooring. Double glazed window overlooks the rear with super views.

### First Floor

#### Landing

Doors to bedrooms and bathroom. Spindle stairs lead to the second floor. Having carpeted flooring and warmed by a central heating radiator.

### Bedroom One

8' 6" to wardrobe x 12' 10" ( 2.59m to wardrobe x 3.91m )

Main bedroom with full length integrated wardrobes with sliding doors, media wall, show rack and shelving. The room has carpeted flooring, warmed by a central heating radiator and has a double glazed acoustic window which overlooks the front.

### Bedroom Two

10' 9" x 13' 11" ( 3.28m x 4.24m )

Spacious double bedroom with integrated wardrobe and overhead cupboards. With carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear with amazing views.

## Bedroom Three

5' 7" x 9' 1" ( 1.70m x 2.77m )

Good sized carpeted bedroom with integrated wardrobe and warmed by a central heating radiator. Double glazed window overlooks the front.

## Bathroom

Bathroom suite comprising a bath with shower over, wash hand basin with vanity unit and low flush WC. Having part tiled walls and flooring, extractor and a double glazed window to the rear.

## Second Floor

### Attic Room

16' 8" x 18' 1" ( 5.08m x 5.51m )

Superb sized attic room with pine flooring, plenty of eaves storage and two Velux windows overlooking the front and rear.

## External

Good sized low maintenance garden to the front and rear with astro turf. The rear garden also has a water feature, paved area and gated access to the rear alley. Both being privately enclosed.



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## Manchester Road, Slaithwaite Huddersfield

- Extremely Spacious Tardis Property
- Situated Within Walking Distance To Slaithwaite Village
- Off Street Parking To The Rear & Single Garage
- Superb Property For Growing Families

Tenure: Freehold EPC Rating: E

guide price

**£200,000 - £210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF115953 - 0003

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