



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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welcome to

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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