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01484 508000



James Street, Slaithwaite Huddersfield,

Offers over £160,000

This two bedroom terraced property is located within walking distance of Slaithwaite Village and train station, with its various bars, restaurants and amenities. The property may prove suitable to a professional couple looking to access nearby M62 motorway networks. The accommodation comprises an entrance hall, living room, dining kitchen and, on the first floor, two bedrooms and a house bathroom. There are recently fitted carpets throughout and recent fitted appliances. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, at the rear of the property, there is a flagged patio seating area and a communal lawned garden.

**James Street, Slaithwaite
Huddersfield,**

Floorplan



Total area: approx. 70.0 sq. metres
James Street, Slaithwaite, Huddersfield

James Street, Slaithwaite Huddersfield,

Details



Entrance Hall

A timber and glazed door opens to the entrance hall, where there is a ceiling light point and a staircase leading to the first floor landing. A timber door gives access to the living room.

Living Room

This reception room is located at the front of the property and has a uPVC double-glazed window. The focal point of the room is timber fire surround with a marble hearth, home to an electric fire. There are two wall light points, a ceiling light point and a radiator. A timber door gives access to the kitchen/diner.



Kitchen/Diner

This room has a range of modern wall cupboards and base units with roll-edge worktops and a stainless steel sink unit. There is space for a bistro style table. Integrated appliances comprise a recently fitted oven and four-ring gas hob with an overlying extractor fan. It has plumbing for an automatic washing machine and space for a freestanding fridge freezer. There is a ceiling light point, a radiator and a timber and glazed door giving access to the rear garden. A timber door leads down to the useful keep cellar.



Keep Cellar

The cellar has lighting.

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First Floor Landing

From the entrance hall, a staircase leads to the first floor landing. This has a ceiling light point, access to loft space and access to the following rooms:



Bedroom One

This double bedroom is positioned at the front of the property and has a pleasant outlook via a uPVC double-glazed window. There is a useful walk-in wardrobe with hanging rails, shelving and a light. The room has space for furniture, a ceiling light point and a radiator.



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Bedroom Two

This good size single bedroom is positioned at the rear of the property and has a uPVC double-glazed window. There is a ceiling light point and a radiator.



House Bathroom

The bathroom has a white suite comprising a panelled bath with a mains fed shower over, a pedestal wash hand basin and a low-level WC. It has vinyl style flooring, appropriate tiling to the walls, a ceiling light point, an extractor fan and a radiator. There is a uPVC double-glazed window to the front elevation.



External Details

At the rear of the property, there is a small patio seating area and a communal lawned garden.



Tenure

**James Street, Slaithwaite
Huddersfield,**

Details



The vendor informs us the property is Leasehold.

James Street, Slaithwaite Huddersfield,

Directions

