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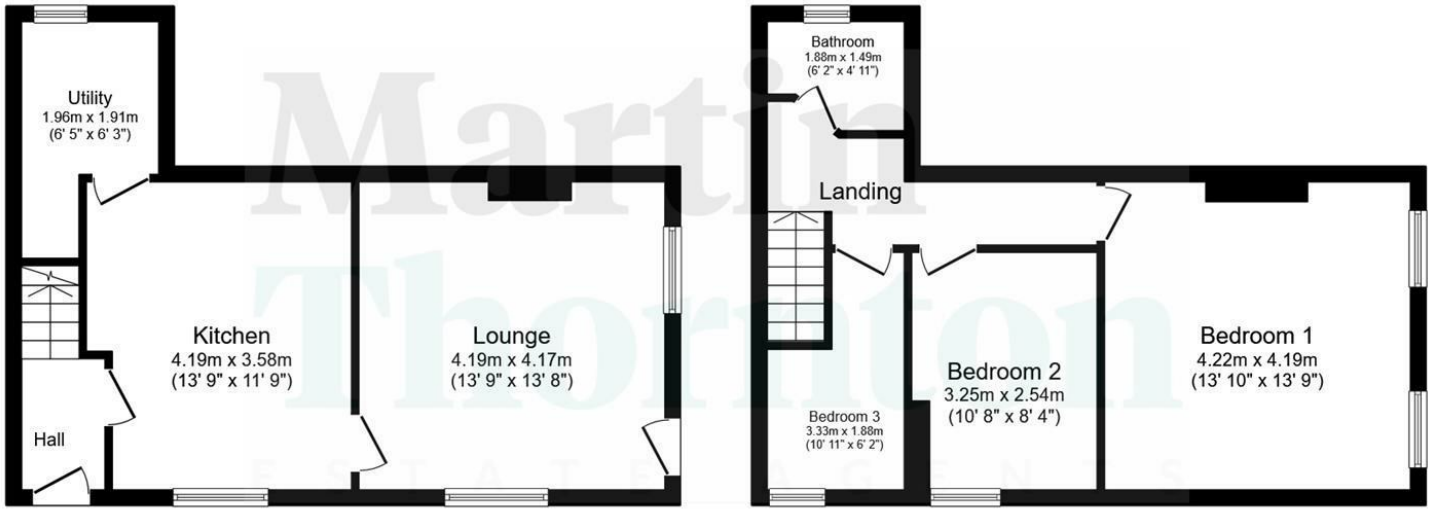
Royd Street, Slaithwaite
Huddersfield,

Offers in the region of £250,000

This well appointed, deceptively spacious stone built corner terrace house is positioned within walking distance of this highly sought after residential village. The property has been enjoyed by the current owners over the last six years may prove suitable for a first time buyer looking to access the local amenities including various bars, restaurants and the railway station, providing good commuter links. The accommodation comprises an entrance lobby, dining kitchen with integrated appliances, living room, utility and keep cellar. On the first floor are three bedrooms and a modern house bathroom. The property enjoys a gas-fired central heating system and is fully uPVC double-glazed. Externally, there is a low-maintenance garden area to the front elevation and ample off-road parking.

Royd Street, Slaithwaite
Huddersfield,

Floorplan



Ground Floor

First Floor

Total floor area: 82.5 sq.m. (888 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Details

Entrance Hall
A composite style door with a double-glazed leaded insert opens to the entrance hall, which has engineered oak style flooring, along with inset downlights to the ceiling and a staircase rising to the first floor. A timber and glazed door leads into the dining kitchen.

Dining Kitchen
This room acts as the hub of this lovely home and has a range of wall and base cupboards, drawers, roll-edge worktops, tiled splashbacks, concealed lighting and a Corian style sink with mixer tap. Integrated appliances include an oven, split-level with overlying extractor hood, dishwasher and fridge. It has inset a uPVC double-glazed window, downlights to the ceiling, a contemporary upright radiator and a continuation of the engineered oak style flooring with under floor heating. From here, access can be gained to the living room and the utility.

Utility
A most useful addition to this home, this room enjoys a continuation of the worktops with base cupboards and an inset stainless steel sink unit with a mixer tap. There is plumbing for an automatic washing machine, tiled flooring, a radiator, inset downlights to the ceiling and additional light from a uPVC double-glazed window to the rear elevation. Access can be gained to the keep cellar.

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Details

Living Room

This good-sized principal reception room enjoys lots of natural light from two elevations, courtesy of uPVC double-glazed windows and a composite style entrance door with double-glazed leaded inserts. It has a ceiling rose, a ceiling light point, downlights to the ceiling and a radiator. The focal point of the room is a lovely chimney breast with a tiled insert, a stone hearth and exposed stone mantel over, home to a living flame gas stove.

First Floor Landing

From the entrance, the staircase rises to the first floor landing, where there is access to loft space, inset downlights and a stylish contemporary radiator. There are oak doors throughout the first floor with brushed chrome door furniture.

Bedroom One
The master bedroom is of a particularly good size and enjoys lots of light from the front elevation via two uPVC double-glazed windows. It has a ceiling rose, a central ceiling light point, two wall light points and a radiator.

Bedroom Two
This double bedroom has built-in wardrobes to the alcove, along with a central ceiling light point, various power points and a radiator. Natural light comes from the side elevation via a uPVC double-glazed window.

Bedroom Three
This single bedroom has been used as a home office and has power points, a ceiling light point and a radiator. A uPVC double-glazed window provides natural light from the side elevation.

Bathroom
The bathroom has a modern white suite comprising a low-level WC with concealed cistern, vanity hand basin with chrome monobloc tap and useful storage beneath and a panelled bath with a splash screen and a mains fed shower over. The walls are tiled with a contrasting tiled floor, inset downlights to the ceiling and a stylish ladder style heated towel rail. Natural light comes from the rear elevation via a uPVC double-glazed window.

External Details
At the front of the property, there is a blue chip slate low-maintenance seating area enjoying an elevated position with views towards Slaithwaite centre. There is a fenced hanging area to the side of the property, also used for seating.

Tenure
The vendor informs us that this property is Freehold.

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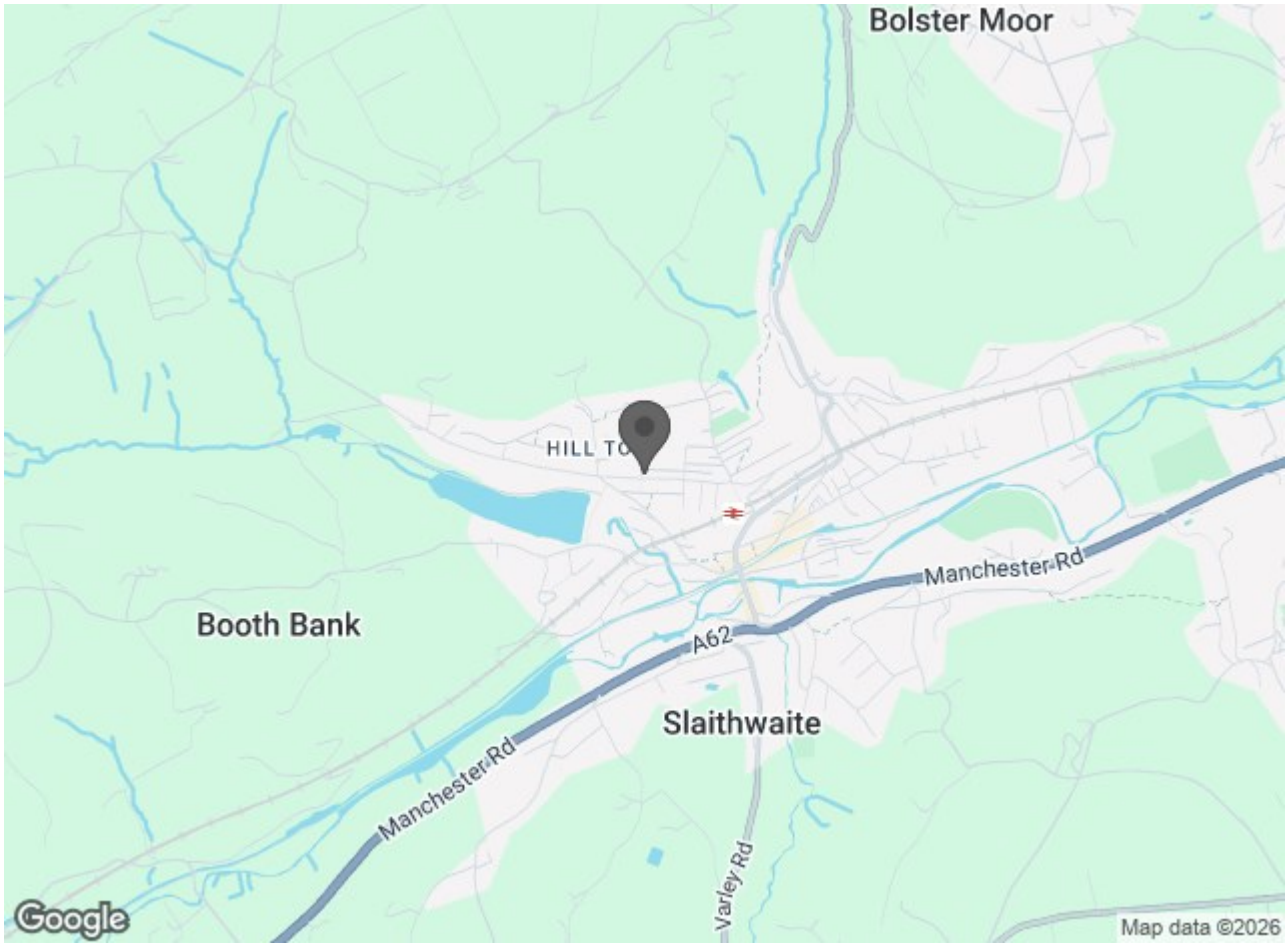
Directions



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