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**New Street, Slaithwaite  
Huddersfield,**

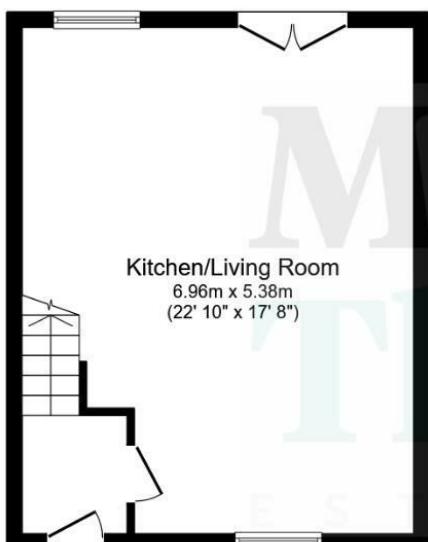
**£1,200 Per month**

This three-bedroom, end of terrace property occupies a most convenient and highly accessible location, a short distance from the village centre with its array of amenities and train station. It would make an ideal commuting base. It is presented to a high standard throughout, with accommodation over three floors. The accommodation comprises an entrance lobby, open-plan living/dining kitchen with a superb fireplace and Juliette style balcony, kitchen area and adjoining dining area. On the first floor are two of the double bedrooms, one with an en suite bathroom, and the house bathroom. On the top floor is a further double bedroom. The property has a gas-fired central heating system and uPVC double-glazing. The property is an over-dwelling and has parking to the rear, but no garden. An early inspection is highly recommended.

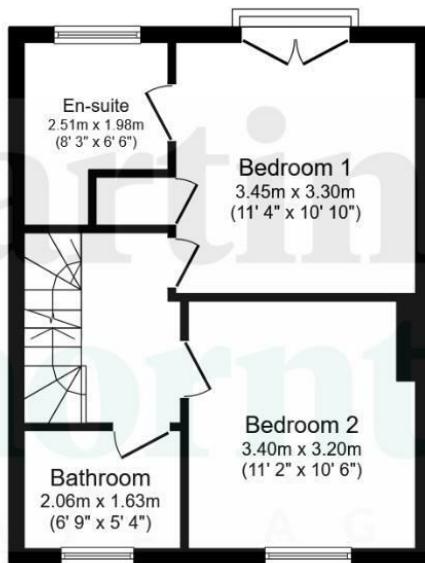
"Please note that since photography has taken place, there has been a tenant living in the property"



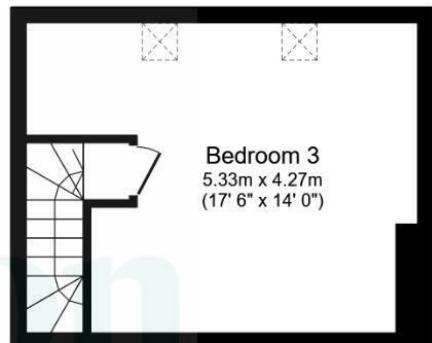
Floorplan



Ground Floor  
Floor area 37.5 sq.m. (403 sq.ft.)



First Floor  
Floor area 37.5 sq.m. (403 sq.ft.)



Second Floor  
Floor area 23.0 sq.m. (247 sq.ft.)

Total floor area: 97.9 sq.m. (1,054 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](http://www.Propertybox.io)



### **Entrance Lobby**

An external uPVC door with an opaque glazed overlight gives access to the entrance lobby. This has a robust matting style carpet and a staircase rising to the first floor accommodation. A door leads into the open-plan living/dining kitchen.

### **Living/Dining Kitchen**



This room certainly has the wow factor, being formerly separate rooms, it has been opened up to create one large, sociable eating and entertaining room. Use of furniture creates designated areas and a shoulder-high wall partitions off the kitchen. The living area is positioned at the front of the property and has a superb floor-to-ceiling fireplace with exposed stone and brickwork and a deep stone hearth. There is a large uPVC window to the front elevation and useful store cupboards under the staircase, the larger of which houses the boiler for the central heating system. There is ceiling downlighting, along with neutral decor and grey carpeting. The dining kitchen section is positioned at the rear with a uPVC window and French doors opening to a Juliette balcony. The kitchen has wall cupboards and base units, working surfaces, tiled surrounds and a circular stainless steel sink. Integrated appliances include a four-ring gas hob, oven beneath and canopy style filter hood above. There is plumbing for an automatic washing machine and slimline dishwasher and space for a freestanding fridge freezer. Adjoining the kitchen area is a raised dining space, perfect for a bistro/dining table, with wall light points and two radiators.

### **First Floor Landing**



From the entrance lobby, the staircase rises to the first floor landing which has a further staircase leading to the top floor.

### **Bedroom One**



This double bedroom is positioned at the rear of the property and has French doors opening to a Juliette balcony. It has a built-in wardrobe with a hanging rail, neutral decor, grey carpeting, ceiling downlighting and a radiator. This bedroom has the advantage of an en suite bathroom.



**En Suite Bathroom**



The three-piece suite comprises a bath with a wall-mounted shower fitting over, a pedestal wash hand basin with a tiled splashback and a low-level WC. There is appropriate tiling around the bath, a rear opaque uPVC window and a wall-mounted upright chrome ladder style radiator.

**Bedroom Two**



This double bedroom is positioned at the front of the property and has a floor-to-ceiling brick fireplace with a deep stone flagged hearth. There is plenty of space for furniture, a uPVC window and a radiator.

**House Bathroom**



The bathroom is positioned at the front of the property and has a white three-piece suite comprising a bath with independent shower over, a pedestal wash hand basin with splashback and a low-level WC. Around the bath is appropriate full-height tiling, along with ceiling downlighting, an extractor fan and a contemporary upright grey radiator. There is an opaque uPVC window to the front elevation.

**Top Floor Landing**

From the first floor landing, the staircase rises to the top floor where the final double bedroom can be found.

**Bedroom Three**



This bedroom is light and bright with neutral decor, two rear Velux windows with blackout blinds and two exposed beams. There is also a radiator.

**External Details**



**Details**

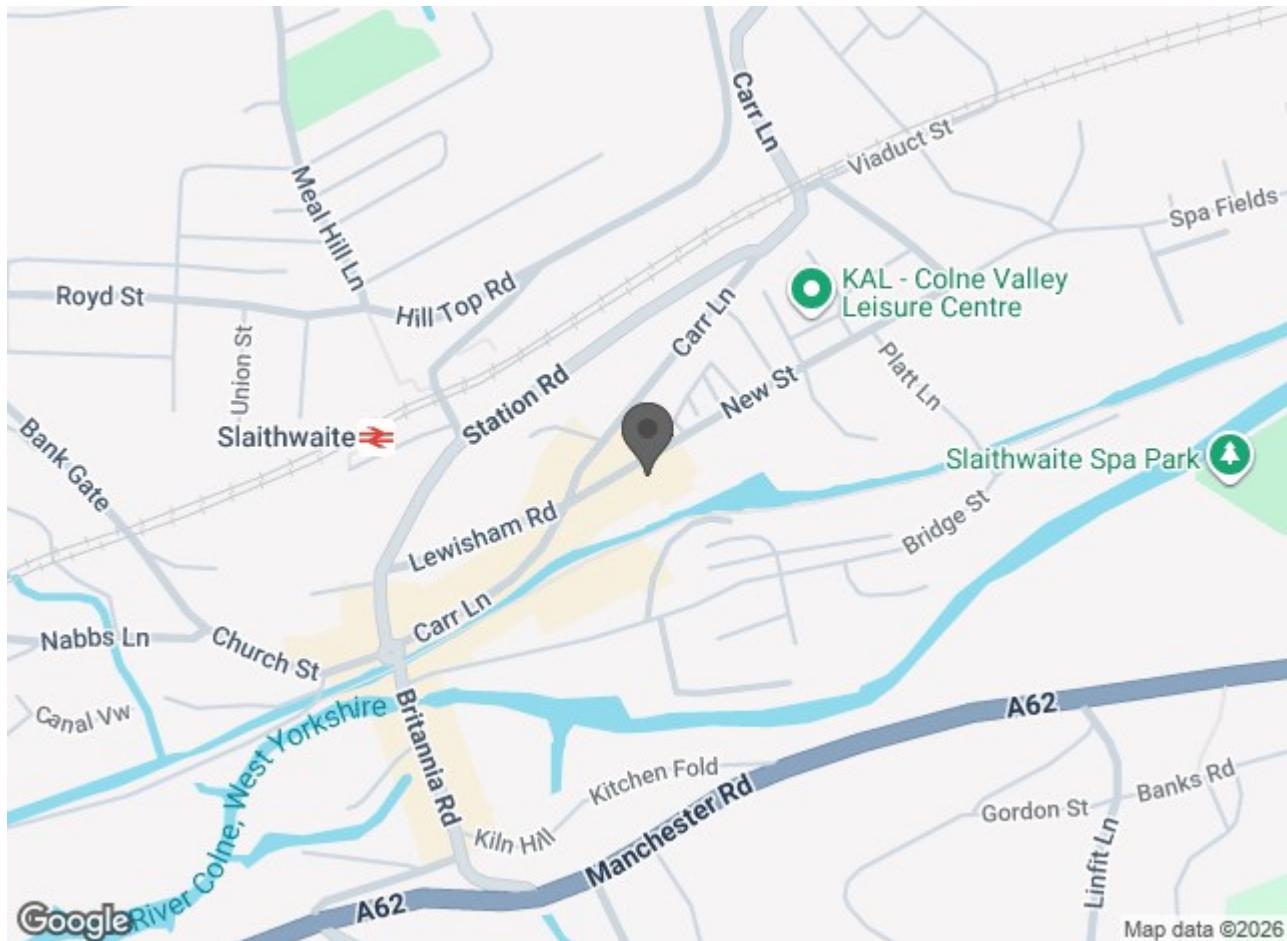


At the rear of the property is a parking space.

# New Street, Slaithwaite Huddersfield,



Directions



**Martin  
Thornton**  
ESTATE AGENTS

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**Lettings Disclaimer** - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.