



Applegate
Properties



- Characterful End Terrace
- Arranged over Three Floors
- Three Beds plus Attic Room
- Gardens and Garage

Brook Terrace, Slaithwaite, HD7 5BU

Guide Price £200,000-£225,000

A characterful and spacious stone end terrace offering accommodation over three floors with gardens and garage close to popular Slaithwaite village.



PROPERTY DESCRIPTION

Occupying a pleasant position on the fringes of popular Slaithwaite village is this most attractive stone end terrace. Affording spacious accommodation arranged over three floors and including three bedrooms and further attic room. Combining period features including an Adam style open fireplace with more modern fittings including a stylish contemporary kitchen, the property is ideally placed close to the excellent amenities of Slaithwaite village, railway station with Trans Pennine connections and regarded local schooling.

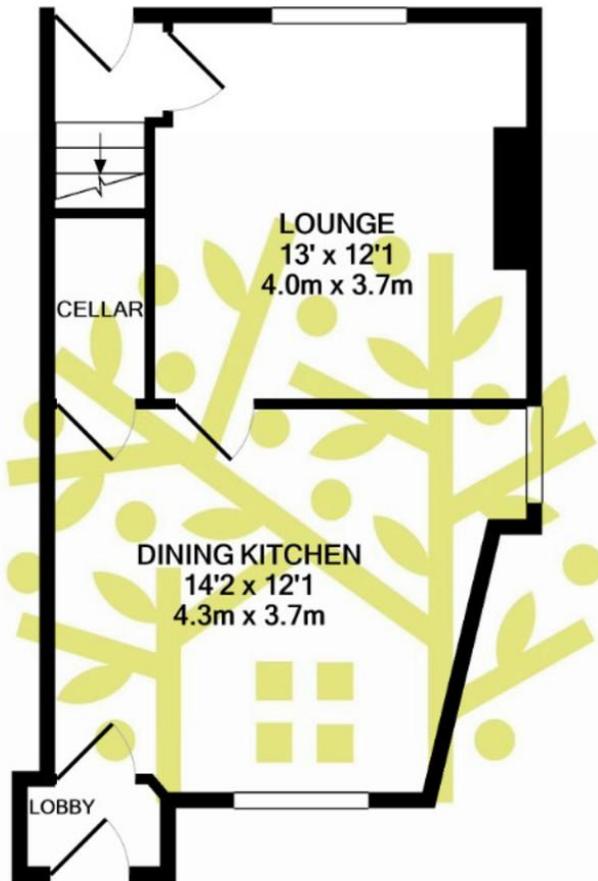
In brief the accommodation comprises: Entrance lobby, spacious living room with feature open fire and picture window overlooking front garden, dining kitchen fitted with a range of contemporary and stylish white units with integrated appliances, stainless steel extractor hood, solid wood flooring, dual aspect windows, rear entrance lobby and access to useful cellar space.

To the first floor are two double bedrooms both with fitted wardrobe space, a third single bedroom/study and bathroom furnished with a three piece white suite with over bath shower. A turned staircase leads to the second floor attic room which is of a generous size with gable end window and useful eaves storage.

Externally, the property has a lawned garden with mature borders and front access gate. A shared lane leads to the rear giving access to an adjacent timber detached garage with parking before it and further enclosed garden to the side which is mainly laid to lawn with mature planting and hedging.

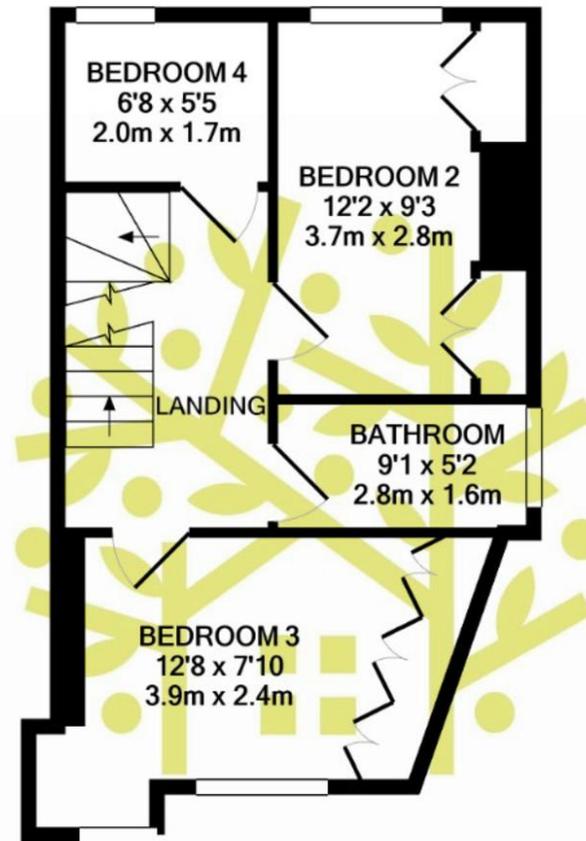
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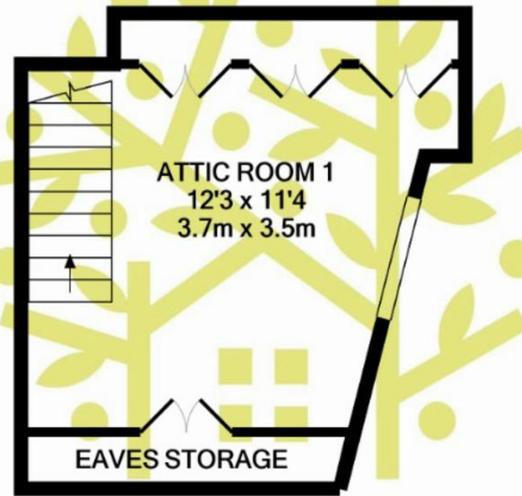
GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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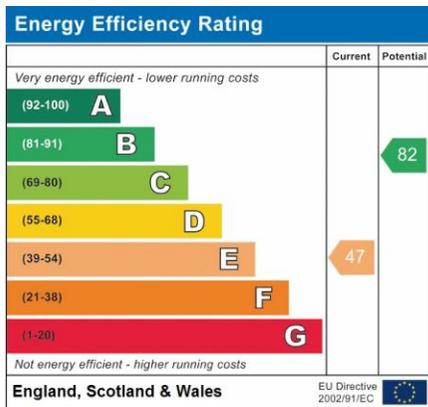
1ST FLOOR

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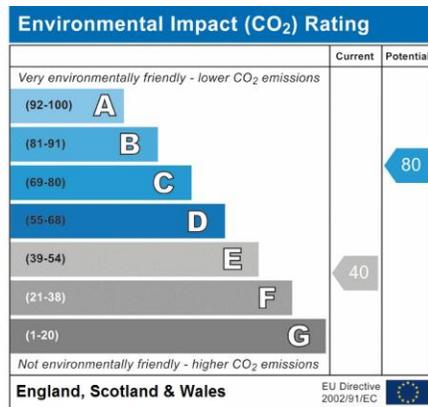


2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Address:
1 Brook Terrace Slaitthwaite



Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.30pm

Saturday – 9.00am – 4.00pm

Saturday – 4.00pm – 5.30pm (reception team)

Sunday – 9.00am – 5.30pm (reception team)

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

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