



Applegate
Properties



- New build detached
- Four Bedrooms
- High quality finish
- Garden and Parking

Manchester Road, Slaithwaite, Huddersfield, HD7 5LU

O/A £269,950

A most attractive brand new four bedroom detached with high quality fittings , garden and parking close to centre of popular Slaithwaite village.



PROPERTY DESCRIPTION

Occupying an ideal position only a short stroll from the extremely popular and varied shops, restaurants and amenities of Slaithwaite village is this most attractive, newly constructed detached property. Affording spacious four bedroom accommodation, this stunning property has been completed to exacting standards and includes high quality fittings and a contemporary interior.

Being of particular interest to the family buyer the property is also well placed for regarded local schooling and nearby train station with trans Pennine links.

Having gas central heating and double glazing the accommodation briefly comprises: Front Entrance Lobby accessed by an attractive composite style door, spacious Through Living Room with French doors leading to rear garden, stunning Dining Kitchen fully fitted with a range of contemporary units, quartz work surfaces and integrated appliances, understairs store and Cloakroom/w.c with two piece white suite.

To the First Floor a spacious galleried landing with attractive glass and timber balustrade leads onto four bedrooms, the Master having Jack & Jill access to a spacious Bathroom furnished with a four piece suite including separate shower cubicle and stylish tiled surround.

Externally, the property has two parking spaces to the side with Electric Vehicle (EV) charging point with further paved and lawned garden to the rear.

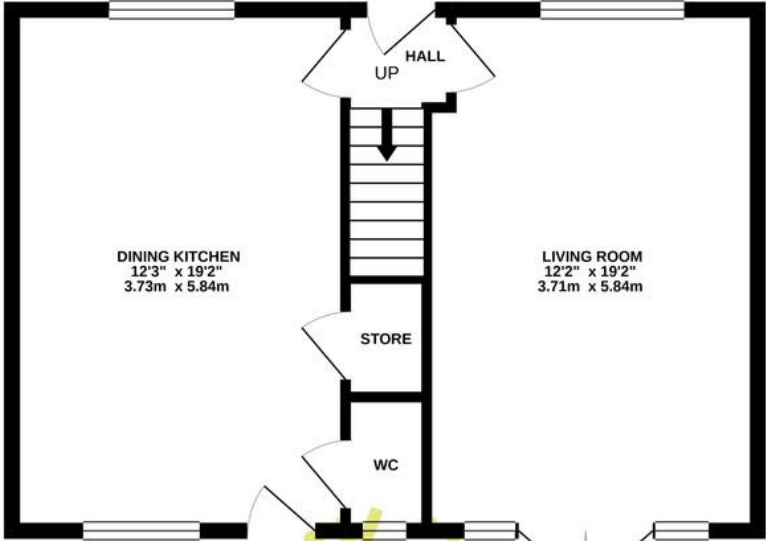
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.



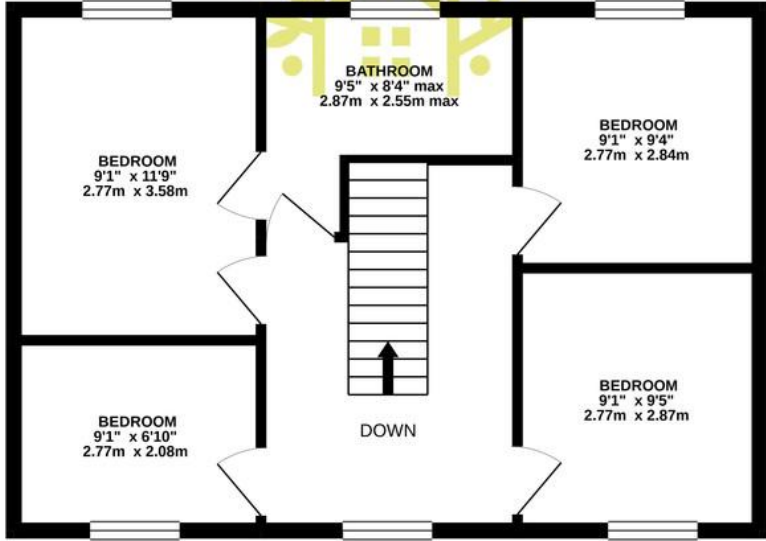


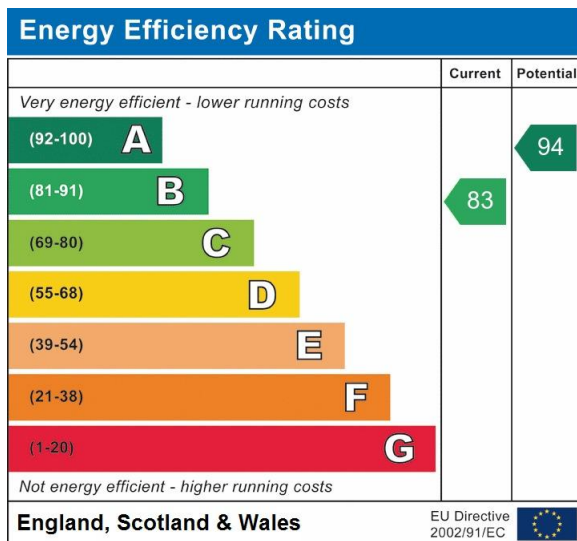


GROUND FLOOR



1ST FLOOR





Address:
Manchester Road, Slaithwaite

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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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)

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