

MARSH & MARSH PROPERTIES

56 Carr Lane, Slaithwaite, Huddersfield, HD7 5AG

£425,000



****ATTENTION ALL GROWING FAMILIES, DO NOT OVERLOOK THIS STUNNING AND DECEPTIVELY SPACIOUS LONG TERM FAMILY HOME**** Renovated to a high standard and spec is this **FOUR DOUBLE BEDROOM** semi-detached family home situated in the increasingly popular and convenient village of Slaithwaite. Ideally located within walking distance of Slaithwaite train station, local amenities, and nearby schools, while also benefiting from quick and easy access to the M62 motorway. In brief, the ground floor comprises an entrance, lounge, modern fitted breakfast kitchen with access to the basement, dining room, utility room, and cloakroom. To the first floor is a landing, three double bedrooms and the house bathroom. Steps rise to the second floor master bedroom with en-suite. An internal inspection is strongly advised to appreciate the quality and space this home has to offer.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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ENTRANCE

An entrance with a composite front door and tiled flooring. Steps rise to the first floor.

LIVING ROOM 3.7 x 4.8m (11'11 x 15'7)



A spacious lounge with a radiator and UPVC window.

DINING ROOM 3.2 x 3.8m (10'7 x 12'7)



A dining room with a radiator and UPVC window.

BREAKFAST KITCHEN 4.2 x 3.9m (13'9 x 12'9)

A modern fitted kitchen with quartz worktops, sink with brushed gold mixer tap and tiled splashbacks. Integrated appliances include a fridge freezer and dishwasher, along with a built-in

Rangemaster cooker with extractor fan. A central island provides additional storage and seating for three. Finished with tiled flooring with underfloor heating, ceiling spotlights, a modern tall radiator, and a UPVC window with tiled sill. This room also provides access to the basement.



UTILITY 3.7 x 2.6m (11'11 x 15'7)



A practical utility room with fitted worktops and cupboards housing the combination boiler, along with space and plumbing for a washing machine and dryer. The room features a ceiling beam, tiled flooring, ceiling spotlights, composite rear door, and a Velux window.

WC



A cloakroom fitted with a low-flush toilet and vanity hand wash basin with tiled splashback. To complete this room the floor is tiled and there is a towel radiator, ceiling spotlights, extractor fan, and UPVC window with tiled sill.

BASEMENT 4.2 x 4.0m (13'11 x 13'1)



A large basement area with ceiling spotlights, power, and plumbing, offering excellent additional space.

LANDING

Landing providing access to three bedrooms and the house bathroom, with convenient under stairs storage.

BEDROOM TWO 4.2 x 3.8m (13'11 x 12'7)



A large double bedroom with radiator and UPVC windows.

BEDROOM THREE 3.0 x 3.2m (10'0 x 10'4)



A double bedroom with radiator and UPVC window.

BEDROOM FOUR 2.3 x 3.9m (7'6 x 12'9)



A double bedroom with radiator and UPVC window.

BATHROOM



A modern three-piece bathroom suite comprising a P-shaped bath with brushed gold rainfall and handheld power shower above and glass shower screen, vanity sink unit with tiled splashback and low-flush toilet. Finished with tiled flooring, partially tiled walls, ceiling spotlights, extractor fan, brushed gold towel radiator, and a UPVC window with tiled sill.

MASTER BEDROOM 5.6 x 4.0m (18'4 x 13'1)



A large double bedroom with radiator, exposed ceiling beams, ceiling spotlights, storage in the

eaves and Velux windows.



EN-SUITE



A modern en-suite comprising a tiled shower cubicle with glass screen, vanity sink unit and low-flush toilet. Finished with tiled flooring, partially tiled walls, ceiling spotlights, extractor fan, and a Velux window.

EXTERNAL



Steps lead up from the street to a stone-flagged patio area at the front of the property. To the side is a multi-level garden with stone-flagged patio areas and lawns. A pathway continues around to the rear, where there is a rear entrance and yard with a stone-built store. Steps provide access up

to Station Road.

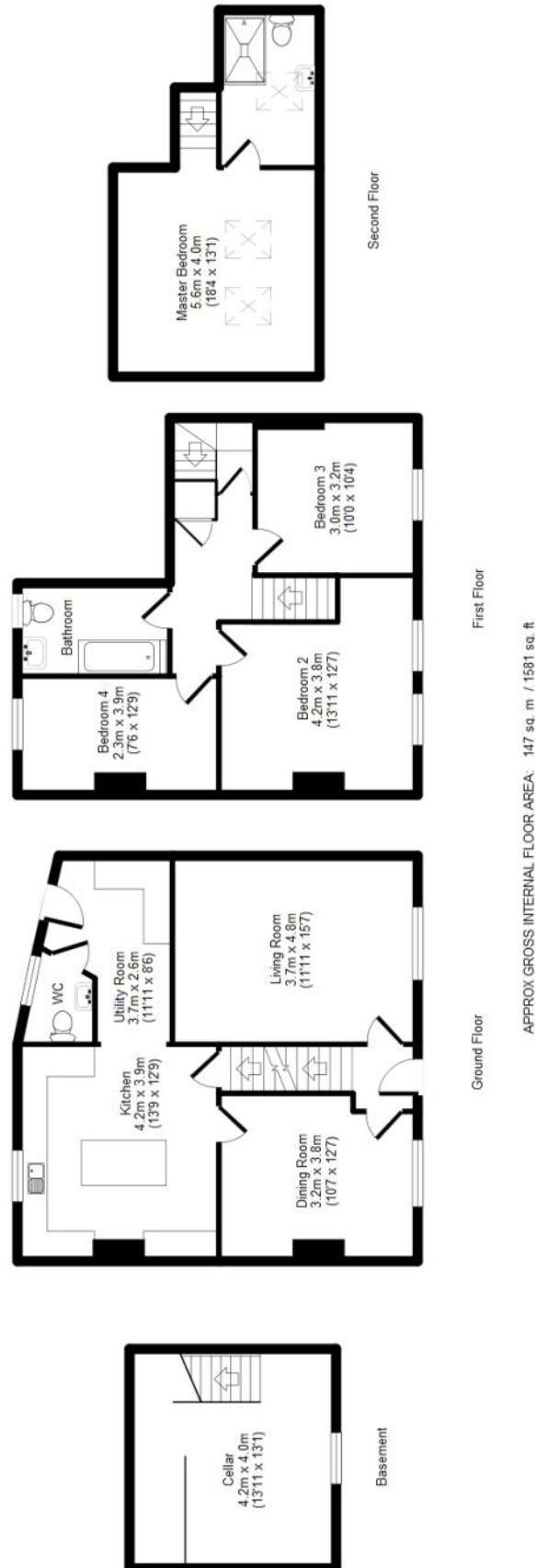


STORAGE SHED

A stone-built store with a UPVC door.

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For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part of any contract or warranty.

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