Snow Gate™

Estate agency done properly

46 Varley Road

Slaithwaite, Huddersfield, HD7 5HL

A super spacious and immaculate character cottage on the edge of this sought after village with flexible four bedroom accommodation, two large reception rooms and two bathrooms. All the local amenities of the village are just a short walk away and to the rear is a private low maintenance garden and a garage on rented land with additional parking if required. The flexible accommodation allows a self contained kingsize bedroom, bathroom and lounge/kitchen to the lower ground floor. Overall the accommodation comprises entrance hallway, large open plan lounge and kitchen, lower ground bathroom, bedroom and lounge/kitchen utility area. To the first floor are three further bedrooms and a family bathroom. Huge loft. Lovely views, private garden and rented off road parking with garage.

O.I.R.O £325,000

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- BEAUTIFULLY PRESENTED FOUR BEDROOM COTTAGE
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS WITH A HUGE LOFT
- FABULOUS OPEN PLAN LIVING ACCOMMODATION WITH CONTEMPORARY KITCHEN
- LOWER GROUND FLOOR SELF CONTAINED ANNEX (BATHROOM, BEDROOM AND LOUNGE/KITCHEN AREA)
- PRIVATE REAR GARDEN, GARAGE AND OFF ROAD PARKING
- SHORT WALK FROM HEART OF THE VILLAGE AND LOCAL AMENITIES

Entrance

Kitchen

13'2" x 12'2" (4.01m x 3.71m)

Lounge

15'0" x 14'0" (4.57m x 4.27m)

Lower Ground Floor

Bathroom

11'9" x 5'6" (3.58m x 1.68m)

Family Room

17'5" x 13'10" (5.31m x 4.22m)

Bedroom 4

11'10" x 8'11" (3.61m x 2.72m)

First Floor Landing

Bathroom

Master Bedroom

14'10" x 9'6" (4.52m x 2.90m)

Bedroom 2

12'0" x 9'2" (3.66m x 2.79m)

Bedroom 3

11'6" x 8'0" (3.51m x 2.44m")

Loft

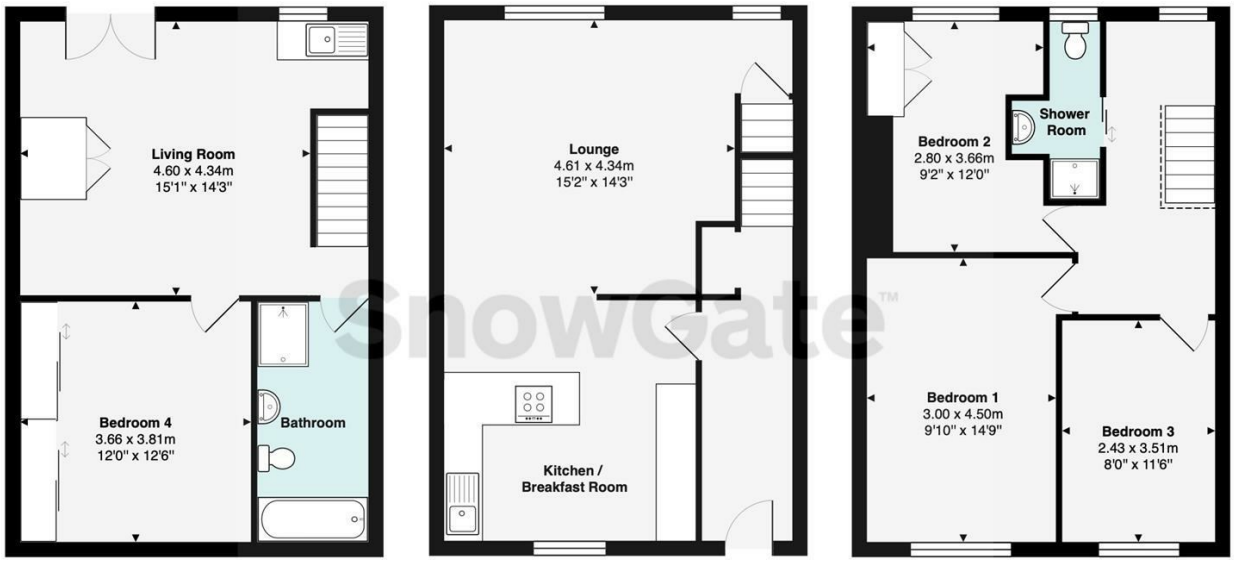
18'3" x 14'3" some limited head height (5.56m x 4.34m some limited head height)

Garden

Off Road Parking and Garage

Directions

Floor Plan



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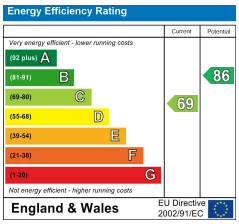
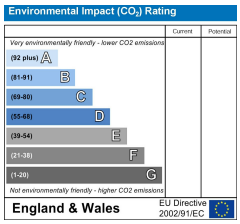
Total Area: 136.9 m² ... 1474 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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