



The Vicarage, Station Road, Slaithwaite, Huddersfield, HD7 5AW

A truly unique opportunity to purchase a four-bedroom detached Vicarage occupying an idyllic location enjoying superb gardens and grounds, combining privacy, character and accessibility, delightfully situated within a prestigious residential location. **NO CHAIN**

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Halifax 11 miles, Manchester 30 miles, Leeds 23 miles (all distances approximate)

Guide Price: £500,000

Accommodation

- Delightful residence
- Four bedrooms
- Three reception rooms
- Lovely gardens
- Driveway and garage
- Beautiful village location

General Remarks

Delightfully situated within an idyllic setting is a well-established vicarage offering four-bedroom living accommodation planned over three floors. The rather unique and deceptive nature of the property offers any would-be purchaser versatile and flexible living accommodation and will almost certainly appeal to the more discerning purchaser seeking a home of distinction. The property is well presented throughout and includes UPVC sealed unit double glazing, gas heating and fitted alarm. Indeed, an internal inspection is essential to appreciate the accommodation on offer.

The accommodation comprises entrance lobby, cloaks with wc, reception hall, lounge, dining room, study/office, breakfast kitchen, utility room. Lower ground floor with storeroom, boiler room and garage. First floor four bedrooms and bathroom with separate wc. Outside the property is complemented by superb grounds surrounded by lawns, flower beds, mature trees and shrubs enjoying beautifully gardens, driveway and integral garage.



The property is situated in the beautiful village of Slaithwaite with many high calibre and well-established homes nearby. The locality enjoys scenic countryside, close proximity to the town centre with its range of shops, amenities, bars, restaurants and well respected primary and secondary schools. The location also offers superb road and rail networks to many West Yorkshire business centres which include Brighouse, Leeds and Manchester.







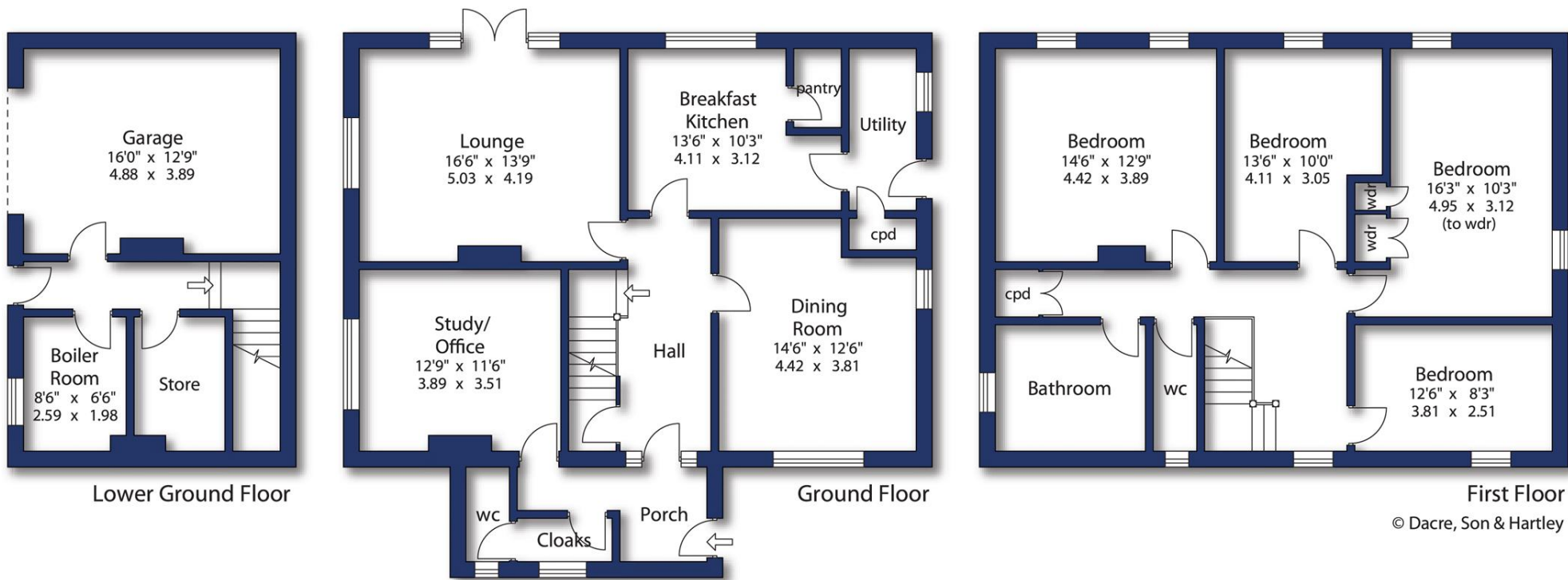








Floorplans





Local Authority & Council Tax Band

- Kirklees Council,
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold, main services, parking and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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