



2 Packhorse Court, Marsden

This nicely presented 2-bedroom ground floor corner apartment is one in a block of ten units constructed in 2005 by the well-regarded local builder SB Homes. It has benefitted from having an upgraded energy efficient heating system installed in May 2022 and also A grade thermal efficient double glazed windows. The apartment has a wall mounted intercom entry system allowing you to grant entry into the building. There is 1 allocated parking space to the rear of the building. It is conveniently located within a short walk of the village centre where you will find an array of shops, bars, restaurants, regular bus service, and a train station and also close by to country walks.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation:

The entrance lobby houses the wall mounted intercom system and keypad entry with secured door which then leads through to the inner hallway and access to the 3 ground floor apartments. On entry into the apartment, the accommodation is as follows:-

Hall

Having the wall mounted intercom handset, and access to a useful cloaks/storage cupboard.

The lounge and kitchen are laid out in an open plan style:-



Lounge

14'8" x 12'1"

A spacious lounge area having windows to the front looking out across to the newly converted 'Old Station House' development and then Marsden Moor beyond.



Kitchen

11'1" x 9'5"

Nicely fitted with a range of modern wall, drawer and base units having work surfaces over incorporating a 1½ bowl stainless steel sink with mixer tap. Integrated appliances include a ceramic hob with tiled splashback and extractor hood over, and an electric oven/grill. There is space and plumbing for a washing machine, space for a tumble dryer or dishwasher, and space for a fridge/freezer. It has windows to the front, and is finished with wood effect flooring.



Bedroom 1 12'3" x 11'6"
A double bedroom with window to the side.



Bedroom 2 10'8" x 10'6"
Another double bedroom with built in cupboard which houses the hot water tank. It has a window to the side.



Bathroom 8'5" x 4'8"
Fitted with a modern white suite comprising a panelled bath with Triton shower and screen over, pedestal wash basin, and a low flush w.c. The bathroom has mainly tiled walls, tiled floor, and under floor heating.

Useful Information

Tenure – Leasehold with an annual ground rent of £150. There is also a monthly service charge of £60 which covers the cost of buildings insurance, cleaning and lighting of the hallways and entrance lobby, and general upkeep of the building.

Council Tax – Band C (£1,862.72 2023/24)

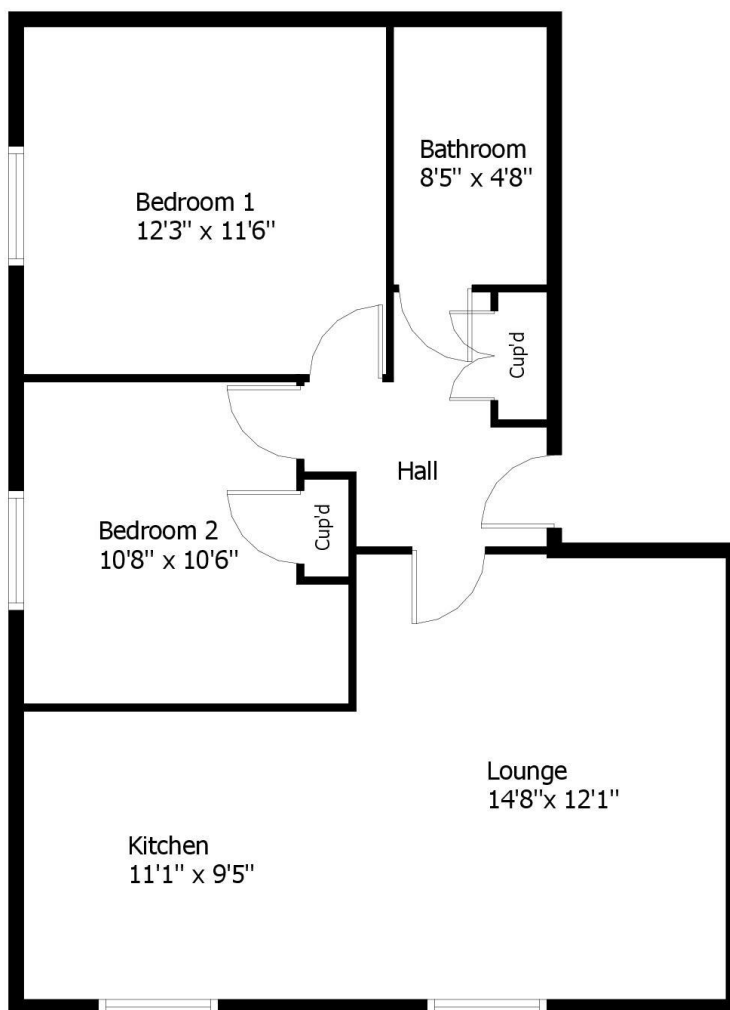
Viewing

By appointment with Wm. Sykes & Son.

Location

From the junction of Manchester Road and Peel Street, proceed along Manchester Road passing The New Inn on the right and the block of apartments will then be found just after.

2 Packhorse Court, Marsden



This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
No responsibility can be accepted in respect of this information by "Plan-it Design"

© Floor Plan by "Plan-it Design".
Unauthorised reproduction prohibited.
planitdesign2017@gmail.com

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk