



64 Marsden Lane, Marsden

A stone-built end terraced property which has undergone a significant amount of modernisation and renovation during our vendors ownership and now offers a very comfortable home which is stylishly presented throughout. It has a surprising amount of accommodation laid out over four floors with a very nicely fitted and spacious dining kitchen, lounge with solid fuel stove, two double bedrooms and bathroom. The property has gas fired central heating, and double glazing. To the front of the house is a small garden area laid with slate chippings which provides somewhere to sit out. No.64 also owns a small piece of land to the side of the house which provides off-road parking. The property is only a short distance from the village centre which offers an array of shops, cafes, bars, restaurants, train station, and a regular bus service.

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Accommodation:

GROUND FLOOR

The entrance door opens into:-

Hallway

With staircase rising to the first floor, and wood effect flooring.



Lounge

14'1" x 14'0"

A lovely reception room having a wood burning stove set into the exposed brickwork chimney breast with stone lintel and stone hearth. There is an under stairs storage cupboard which houses the central heating boiler, large window to the front, and a window to the side giving natural light over the open staircase that takes you down to the dining kitchen. The room is then finished with wood effect flooring.

LOWER GROUND FLOOR



Dining Kitchen

16'6" x 13'8"

As you can see from the photos, this is nicely fitted with a good range of modern units having ample butchers block worktops which incorporate a Belfast sink with mixer tap and flexi hose. There is a matching island with cupboards beneath and the butchers block worktop extends to create a breakfast bar. Appliances include a dishwasher, washing machine, American style fridge/freezer with water/ice dispenser, and a 4-zone induction hob with electric oven beneath and an extractor hood over all set into the chimney breast which has tiled splashbacks. There are windows to the side and front, wood effect flooring with under floor heating, a useful under stairs store cupboard, ample space for a dining table, and then spot lights over the kitchen working areas, and pendants over the island and dining area.

FIRST FLOOR



Landing

With staircase rising to the second floor.



Bedroom 1

14'2" x 10'2"

This good sized double bedroom has a window to the front, and an exposed brickwork chimney breast with a stone hearth within the fireplace recess.



Bathroom

7'0" x 6'4"

Fitted with a modern white suite comprising a panelled bath with shower and screen over, low flush w.c., and a circular marble sink with mixer tap on a wooden plinth. There are mainly tiled walls, tiled floor, large frosted window with an exposed stone lintel above, extractor fan, ceiling spotlights, and a ladder style radiator/towel warmer.

SECOND FLOOR



Bedroom 2 16'10" x 9'6"

Another double bedroom with window to the side, velux roof window, ceiling spotlights, exposed beams, access to eaves storage, and finished with painted wooden floorboards.

OUTSIDE

To the front of the house is a small garden area laid with slate chippings which provides somewhere to sit out. No.64 also owns a small piece of land to the side of the house which provides off-road parking.

Viewing

By appointment with Wm. Sykes & Son.

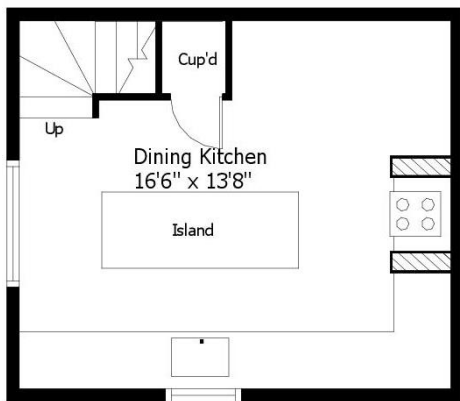
Location

From the bottom of Peel Street in the centre of Marsden, take the righthand turn onto Warehouse Hill Road, which then changes to Marsden Lane once you've crossed over the canal. The property is the second to last terraced property on the right immediately before turning left up Plains Lane.

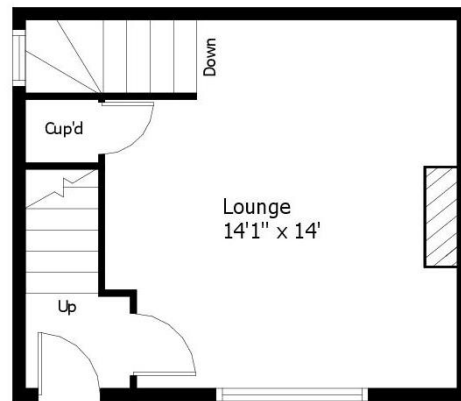
Additional Information

- Council Tax – Band A (£1,397.04 2023/24)
- Tenure – Freehold
- Utilities:-
 - Water – mains
 - Drainage – mains
 - Gas – mains
 - Heating – gas fired central heating, under floor heating in the dining kitchen, and a stove in the lounge.
 - Electricity – mains
 - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows a range of broadband services, including 'Superfast', are available in this area and mobile coverage at the property is offered by several providers.

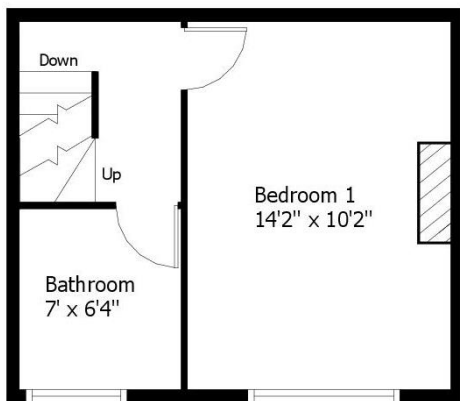
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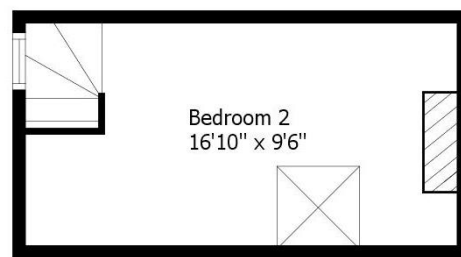
Basement



Ground Floor



First Floor



Second Floor

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.
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