



34 Grange Cottages, Marsden

Surprisingly spacious four storey back-to-property with one large bedroom and an attic room. The property is in need of a programme of updating work but offers a great space and huge potential. There are double glazed windows and a gas fired central heating boiler in the bathroom serving the bathroom alone. The property is offered for sale with no upper chain. The accommodation briefly comprises: lower ground kitchen, ground floor lounge, first floor bedroom and bathroom, second floor attic room. The property is located in the much-admired village of Marsden and early inspection is recommended to view the size and scope on offer.

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Accommodation

GROUND FLOOR



Entrance Vestibule

Access is gained via a double-glazed door with window above. Stairs rise to the first floor. Door opens to the lounge.



Lounge

15'5" x 14'6" max

The lounge has a gas fire set within a surround. There are built-in cupboards to left and right of the chimney breast. There is a double-glazed window to the front aspect.

LOWER GROUND FLOOR



Kitchen

17'5" x 15'2" overall max

This floor offers two different storage rooms of the kitchen. The kitchen has units to the high and low level. There is a gas cooker point, stainless steel sink unit. There is plumbing for an automatic washing machine. From here there is a part glazed double glazed door leading to the front garden as does the door access from the front ground floor.

FIRST FLOOR

Landing

At the top of the stairs, it opens up to give access to the bathroom which is over the walkway through to neighbouring properties and therefore the first floor is larger than the floor below. From here stairs rise to the attic level.



Bedroom 1

15'6" x 13'4" max

This good size room has a double-glazed window offering appealing views of Marsden village centre and the Colne valley beyond. There are built-in cupboards to the right-hand side of the chimney breast.



Bathroom

9'7" x 8'10" overall max

Comprising of a period three-piece suite in white including low-level flush WC, period pedestal hand wash basin and bath with shower attachment over. The bathroom is home to the gas fired central heating boiler and in the bathroom there is a radiator and a heated towel rail style radiator. There is a bulkhead storage cupboard.

SECOND FLOOR

Stairs rise to an open landing area with storage off at low level to the left and the right and an inner room has been created at this point.



Attic Room

12'9" x 10'11" plus low recess

With glazed units to the left and the right-hand side of the entrance door and a sealed unit double glazed window to front allowing far reaching views.



OUTSIDE

There is a predominantly paved garden area with an inset bed, metal low railings and a gate to the front.

Viewing

By appointment with Wm Sykes & Son.

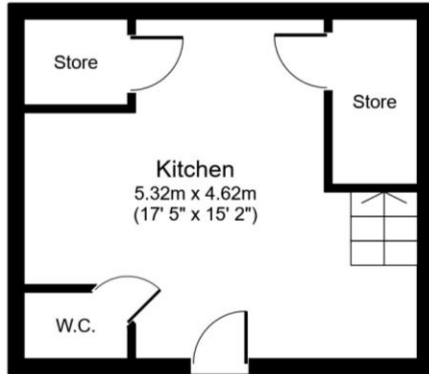
Location

Entering Marsden by Brougham Road off Manchester Road. Turn right at the end onto Peel Street and then left onto Warehouse Hill Road which becomes Marsden Lane then left up Grange Street. Grange Cottages are on the right. No. 34 is on the left as you proceed down the street.

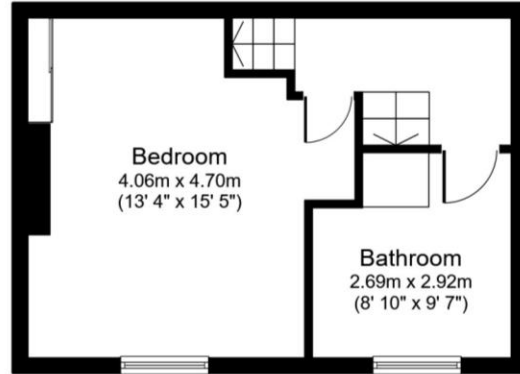
Additional Information

- Council Tax – Band A (£1,541.45 – 2025/26)
- Tenure – TBC
- Energy Rating 60 (Band D)
- Utilities:-
 - Water – mains
 - Electricity – mains
 - Drainage – mains
 - Gas – mains
 - Heating – gas fire central heating in the bathroom alone and a multi-fuel stove in the lounge.
 - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows an 'ultrafast' broadband service is available in this area and mobile phone coverage is offered by several providers.

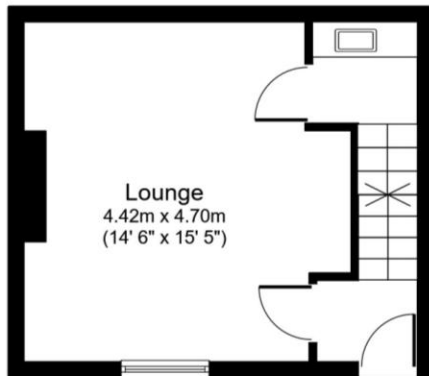
34 Grange Cottages



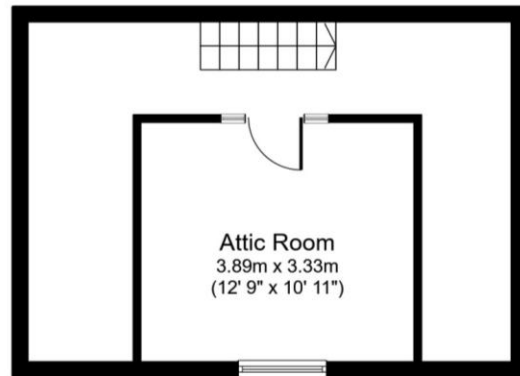
Lower Ground Floor



First Floor



Ground Floor



Second Floor

Floor plans are for identification purposes only.
All measurements are approximate.

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