



10 Bankfield, Manchester Road, Marsden

A great opportunity to acquire this lovely 3-bedroom Edwardian property conveniently placed within walking distance of the village centre, train station, and excellent bus service virtually on the doorstep. The property has just undergone a programme of refurbishment and now offers a comfortable home ready to move into with the benefit of no onward chain. It enjoys plenty of natural light courtesy of large windows which offer hillside views to the front and looks out over a fair-sized garden at the rear. You will find double glazed windows throughout, new external doors to the front and rear, freshly laid carpets, and a gas fired central heating system. There is an elevated front garden, whilst at the rear there is an initial tarmac yard with access up the steps up to a sizeable garden.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
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Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
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Accommodation:

GROUND FLOOR

The front entrance door opens into:-

Hallway

With wall mounted coat hooks, and staircase rising to the first floor with the original moulded plasterwork arched detail to the ceiling at the bottom of the stairs.



Lounge

13'2" x 12'3"

There is a large window to the front through which you have views of the Marsden hillside.



Dining Kitchen

13'0" x 12'3"

Newly fitted with a range of modern wall, drawer and base units having worksurfaces over incorporating sink with mixer tap. There is an electric range cooker set into the chimney breast, under counter space for a washing machine, cupboard housing the central heating boiler, inset ceiling spotlighting, wood effect flooring, and window and external door to the rear. A door then gives way to a very useful storage area beneath the stairs and access through to:-



W.C.

7'8" x 2'7"

Fitted with a white suite comprising a low flush w.c. an a wash hand basin with cupboard beneath and a mirror fronted cabinet above. There is a ladder style radiator/towel warmer, inset ceiling spotlights, and wood effect flooring.

FIRST FLOOR

Landing

With pull down loft access.



Bedroom 1

12'4" x 10'5"

A double bedroom with cupboards to one side of the chimney breast, and window providing views over the rear garden.



Bedroom 2

12'4" x 9'4"

Another double bedroom with window to the front providing hillside views.



Bedroom 3

8'10" x 6'8"

This is a good-sized single bedroom with hillside views to the front.



Bathroom

6'6" x 5'5"

Fitted with a white suite comprising panelled bath with Triton shower and screen over, low flush w.c., and a wash basin with cupboard beneath and a mirror fronted cabinet above. It also has inset ceiling spotlights, frosted window to the rear, ladder style radiator/towel warmer, and tiled walls and floor.



OUTSIDE

Steps shared with No.9 rise up from the pavement giving access to the elevated front garden which is laid with slate chippings. To the rear there is an enclosed yard area with gates both sides providing access along the rear of the terrace for this and the neighbouring properties. Steps then rise up to a sizable garden which offers the opportunity to create a lovely outside space.

Viewing

By appointment with Wm. Sykes & Son.

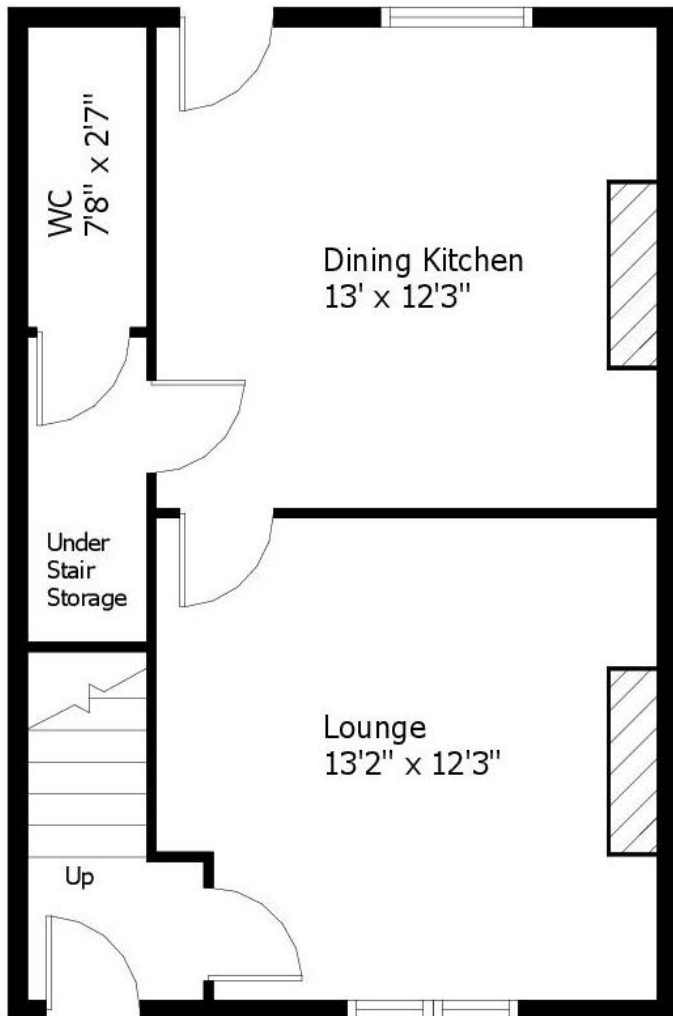
Location

Travelling to Marsden from Slaithwaite, Bankfield is the row of terraced houses on the left just after passing over the first zebra crossing where you have Meltham Road on the left, and Brougham Road on the right.

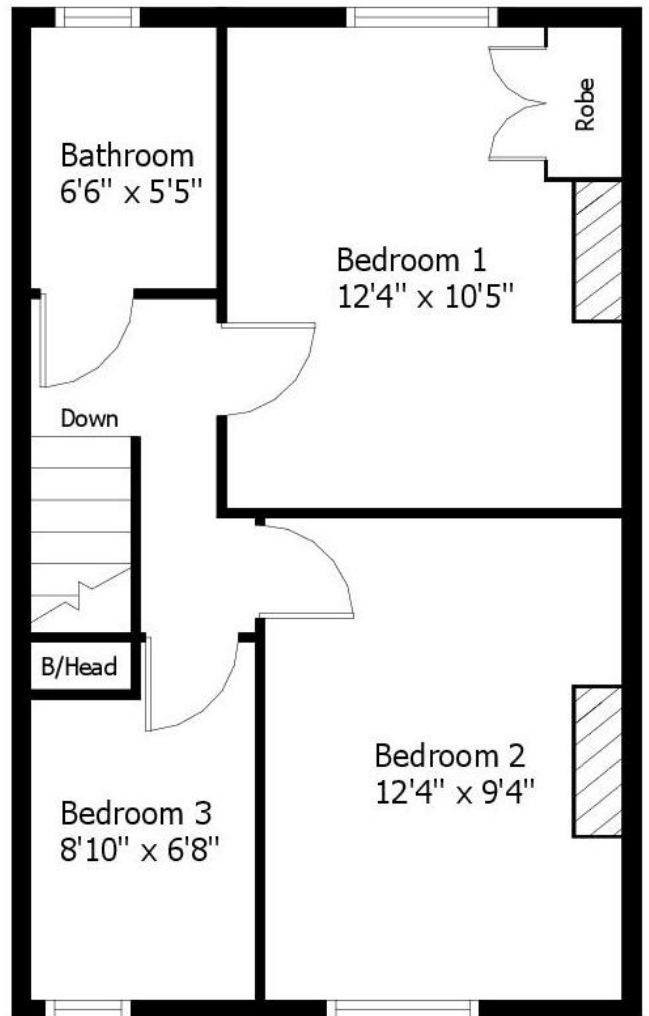
Additional Information

- Council Tax – Band A (£1,541.45 – 2025/26)
- Tenure – Freehold
- Energy Rating D
- Utilities:-
 - Water – mains
 - Electricity – mains
 - Drainage – mains
 - Gas – mains
 - Heating – gas fired central heating system
 - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows an 'ultrafast' fibre broadband service is available and mobile phone coverage is offered by several providers.

10 Bankfield, Marsden



Ground Floor



First 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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