



Rivendell, 9 Garfield Place, Marsden

A well proportioned appealing four-bedroom link detached home nestled in the centre of the ever-popular Marsden village. The property has four bedrooms, two ensuites and a house bathroom as well as a recently fitted utility/boot room with dining kitchen and lounge. With gardens, garage, double glazing and central heating the property offers family living in the village centre and must be viewed to be fully appreciated. The accommodation briefly comprises: entrance hallway, WC, lounge, dining kitchen, utility/boot room, four first floor bedrooms, two with ensuites and a house bathroom. Offered for sale with no upper chain.

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Accommodation

GROUND FLOOR



Entrance Hallway

Access is gained via a half-glazed door with a side glazed panel to the entrance hallway which has a central heating radiator, useful under stairs storage cupboard which houses the gas fired central heating boiler, stairs rise to the first-floor landing and doors lead off.



Lounge

16'2" x 14'10" max

This good-sized room has twin double-glazed windows offering a garden outlook, central heating radiator and door leads to the entrance hallway and dining kitchen.



Utility/Boot Room

11'8" x 5'6"

Comprising of units to the high and low level with tiling in the main to half height with additional tiling behind the built-in sink unit with mixer tap. There is plumbing for an automatic washing machine and space for a dryer. The room offers great space and an addition to family life for storage and daily activities and there is an external access door, glazed panel to the side and central heating radiator.



Dining Kitchen

16'2" x 11'8"

This impressive room boasts units to the high and low level, there is an integral dishwasher, oven, gas hob with filtration hood over, tiled splash backs, two double-glazed windows, central heating radiator and inset spotlights to the ceiling.

W.C.

3'5" x 2'6"

This compact facility has a low-level flush WC, hand wash basin and is located under the stairs.

FIRST FLOOR



Landing

The landing is home to the property's loft access point and there is useful built in storage.

Bedroom 1 **15'3" x 10'3"**

This generous size double bedroom has double-glazed window; central heating radiator and a door leads to the ensuite.

En Suite **10'3" x 5'5"**

Comprising of a three-piece suite in white including a low-level flush WC, vanity hand wash basin with the relevant storage beneath and a panel bath with shower over. The room has double-glazed window, central heating radiator, tiling to half height with the exception of the area around the bath. The room has an extractor fan and spotlights to the ceiling.



Bedroom 2 **11'1" x 11'0"**

This double bedroom has twin double-glazed windows, built-in storage and a central heating radiator.

En Suite **9'2" x 3'3"**

The ensuite comprises of a three-piece suite in white including a low-level flush WC, vanity hand wash basin and shower cubicle. Tiling is to ceiling height around the shower and half height on the other walls. The room has spotlights to the ceiling, towel rail style central leading radiator and obscure double-glazed window.





Bedroom 3 14'1" x 12'3" max

Another double bedroom with twin double-glazed windows allowing views over the property's garden, garage and beyond. There is a central heating radiator and bulk head storage shelf.



Bedroom 4 12'3" x 7'7"

The smallest of the rooms but still of good proportion, has a built-in storage cupboard, central heating radiator and double-glazed window.



House Bathroom 9'6" x 7'4"

Comprising of a three-piece suite in white including a concealed flush WC, vanity hand wash basin and bath with shower over. There are two obscure double-glazed windows, central heating radiator, extractor fan and inset spotlights.

OUTSIDE

Garage 16'9" x 15'2" max

With an electric roller door, double glazed side access door and obscure double-glaze window. The garage has power and lighting and there are storage options above.



Gardens

The garden has walled boundaries and there is access to the garage. There is established planting on raised beds and planters, paving and a gravel area suitable for the extension of family life, offering outside seating and barbecue space. Here there is outside lighting and an outside tap. To the side there is a timber pergola and archway, paved area giving an extension to the garden or for storage and then a metal gate through to the garden at the other side.

To the other side of the property externally there is additional off-road parking.



Outside Rear

Viewings

Strictly by appointment through Wm. Sykes & Son.

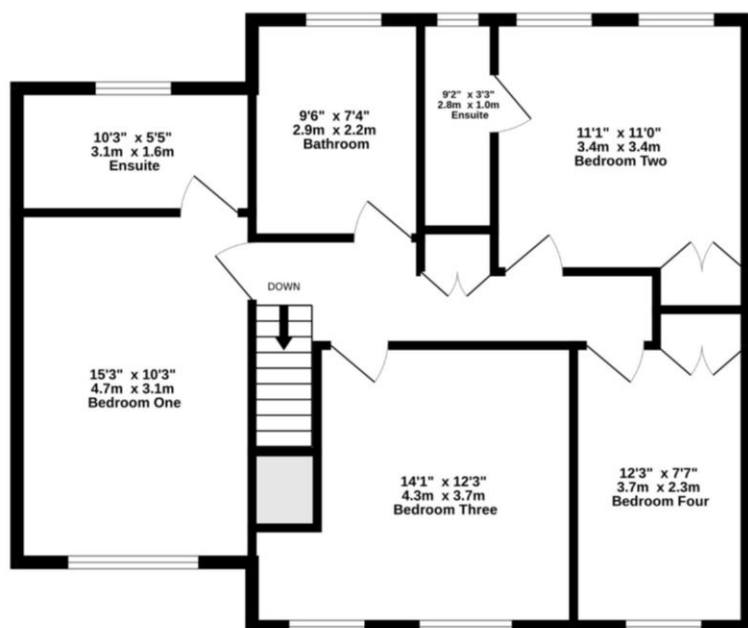
Location

In Marsden centre near the co-op store proceed along Market Place which becomes Weir Side. The turning to Garfield Place is from both Market Place and Weir Side. We suggest parking here and walking onto Garfield Place.

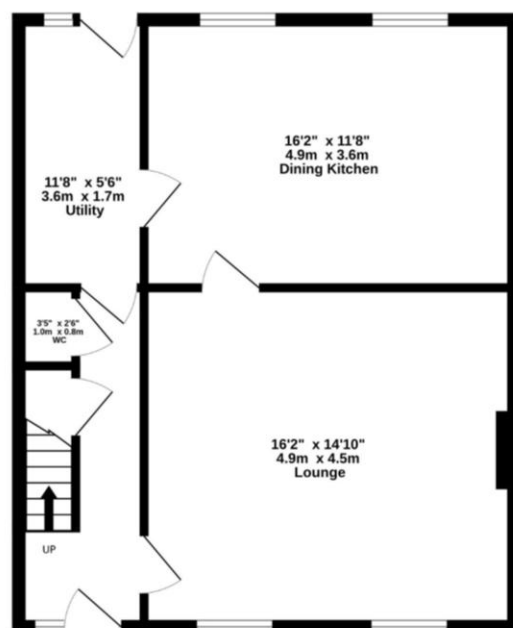
Additional Information

- Council Tax – Band C
- Tenure – Freehold
- Energy Rating 68 (Band D)
- The property sits within the Marsden Conservation Area
- Utilities:-
 - Water – mains
 - Electricity – mains
 - Drainage – mains
 - Gas – mains
 - Heating – gas fire central heating.
 - Broadband & Mobile Phone – Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoor and in-home with a range of suppliers.

FIRST FLOOR
784 sq.ft. (72.9 sq.m.) approx.



GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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