



10 Plains, Marsden

A 3 bedroomed through terrace located on this ever-popular residential street with some fine views to be enjoyed at the rear. The property is nicely presented throughout and offers a good sized home which would be ideal for a first time buyer or downsizer. The current owner has done a fair amount of updating which has included transforming the old bathroom into a modern shower room, replacing all the internal doors, and redecorating many of the rooms. The accommodation briefly comprises entrance lobby, lounge, kitchen, 3 first floor bedrooms and shower room, and then in the basement there is a cellar room which provides a comfortable work space, w.c., and storage area. It has an enclosed garden to the front, whilst at the rear, you'll find a sitting area and access to a substantial garage/workshop. It is only a short walk down to the canal towpath and to the village centre where you will find an array of shops, cafes, bars, restaurants, train station, and a regular bus service.

Holmfirth

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Accommodation:

GROUND FLOOR

A stable style entrance door opens into:-



Kitchen

16'7" x 7'8"

Fitted with a range of modern wall, drawer and base units having ample worktops over which incorporate a 1½ bowl sink with flexi-hose mixer tap. There is an electric oven, gas hob with extractor hood over, integral bins, and space for a fridge/freezer, washing machine, and tumble dryer. There is a large window to the front, tiled splashbacks, and wood effect flooring.



Lounge

14'3" x 13'3"

Having an electric fire mounted on the chimney breast wall, window to the rear offering far reaching views, and finished with newly laid quality wood effect flooring. There is access down to the basement level.

Entrance Lobby

Giving access out to the rear, and staircase rises to the first floor.

BASEMENT



Cellar Room 9'2" x 6'8"

Currently used as a home office and having a central heating radiator, cupboard housing the central heating boiler, and window that fully opens so you can get out at the rear. A large opening takes you through into a spacious storage area.



W.C.
Fitted with a white suite comprising low flush w.c., and wash hand basin. It has a frosted window to the rear.

FIRST FLOOR



Landing
Having a modern glazed panel at the top of the staircase supported by a full height timber post. There is a pull down loft access.



Bedroom 1 11'2" x 10'3"
A double bedroom enjoying far reaching views to the rear, and open fronted hanging rails and shelving to the side of the chimney breast.



Bedroom 2 **11' x 8'1"**
Another double bedroom with window to the front.



Bedroom 3 **7'10" x 7'9"**
A generously sized single bedroom with window to the front.



Shower Room **5'6" x 4'9"**
Recently refitted with a modern suite comprising a low flush w.c. with integral wash basin above the cistern, and a large shower cubicle with dual head shower system over. It has wipe clean wall panels, frosted window to the rear, inset ceiling spotlights, extractor fan, and tile effect flooring.

OUTSIDE





The front garden is mainly laid with slate chippings, and has a raised flower bed, external water tap, fully enclosed by timber fencing and stone walling, and the gate takes you out onto Plains where your freehold extends enough for you to own the parking space. At the rear you will find a concreted sitting area and access to a substantial workshop/garage opposite.

Viewing

By appointment with Wm. Sykes & Son.

Location

From the centre of the village, proceed down Peel Street and turn right onto Warehouse Hill Road. Follow the road up the hill and over the canal bridge and take the first left up Grange Street. Continue to the top of the road where Plains will then be found on the right. No.10 will be found on the righthand side towards the far end.

Additional Information

Council Tax – Band A (£1,541.45 – 2025/26)

Tenure – Freehold

EPC – ‘C’ Rated

Utilities:-

Water – mains

Electricity – mains

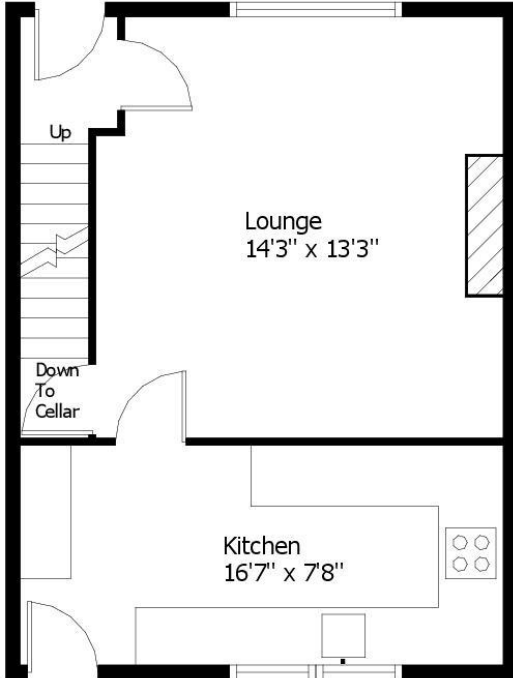
Drainage – mains

Gas – mains

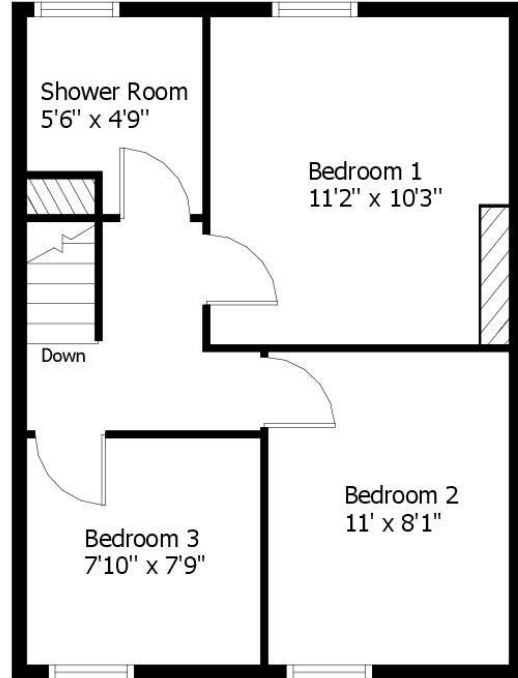
Heating – gas fire central heating and an electric fire in the lounge.

Broadband & Mobile Phone – Ultrafast fibre broadband is currently being built in the area and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

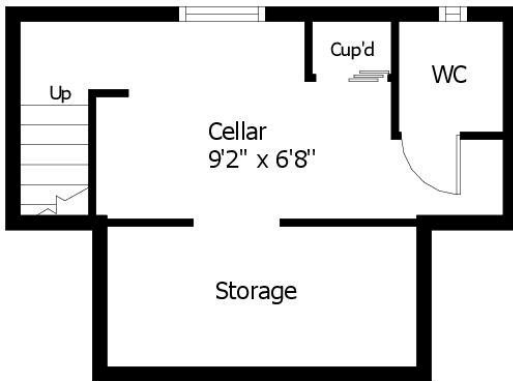
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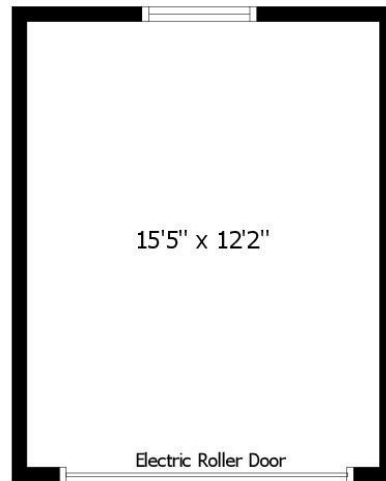
Ground Floor



First Floor



Lower Ground Floor



Garage/Workshop

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