



5 Oliver Lane, Marsden

Tucked away in the heart of the village, is this most attractive 3 bedroomed stone-built period cottage which is now ready to move into with fresh décor and newly laid carpets and has the benefit of no onward chain to hold you up. It is full of character and displays many cottage features including mullioned windows, beams, and exposed roof timbers, all then complemented by more modern installations such as gas fired central heating, double glazing, nicely fitted kitchen, and white sanitary ware. Externally it has off road parking for 2/3 cars to the front, and an enclosed garden at the rear. It is ideally located for easy access to all the village shops, amenities, train station, and a regular bus service.

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Accommodation:

GROUND FLOOR

The entrance door opens into:-



Kitchen

10'0" x 7'10"

Fitted with a range of wall, drawer and base units with wood effect worktops over which incorporate a 1½ bowl stainless steel sink with mixer tap. There is a 4-ring gas hob with extractor hood over and electric oven beneath, space for other under counter appliances, tiled splashbacks, mullioned window to the front, exposed beams, and tile effect flooring.



Utility & Home Office

10'8" x 10'2"

Providing ample space for you to use it to suit your own needs. It has plumbing for a washing machine, cupboard housing the central heating boiler, separate meter cupboard mullioned windows to the front, wood effect flooring, and a legged staircase rising to the first floor.



Lounge/Diner

21'1" x 10'2" (7'9" min)

A fabulous sized room which will comfortably take a dining table and lounge furniture. It has beams, mullioned windows to the rear, and French windows opening to give access out to the rear garden.

FIRST FLOOR

Landing

Having exposed beams.



Bedroom 1

10'4" x 9'4"

A double bedroom with mullioned windows to the front, and exposed roof timbers.



Bedroom 2

10'4" x 8'9"

This double bedroom has mullioned windows to the rear, exposed roof timbers, and pull down loft access.



Bedroom 3

10'5" x 7'9"

Another double bedroom with mullioned windows to the rear, and exposed roof timbers.



Bathroom

10'5" x 5'6"

A spacious bathroom fitted with a white suite comprising a panelled bath with Triton shower and screen over, pedestal wash basin with tiled splashback, and a low flush w.c. There is tiling to two walls, frosted mullioned windows to the front, wood effect flooring, extractor fan, and exposed timbers.



OUTSIDE

There is off road parking in front of the cottage for 2, possibly 3, vehicles. At the rear you will find a flagged patio which is ideal for outside entertaining and eating al fresco and an area laid with artificial lawn all enclosed by timber fencing.

Viewing

By appointment with Wm. Sykes & Son.

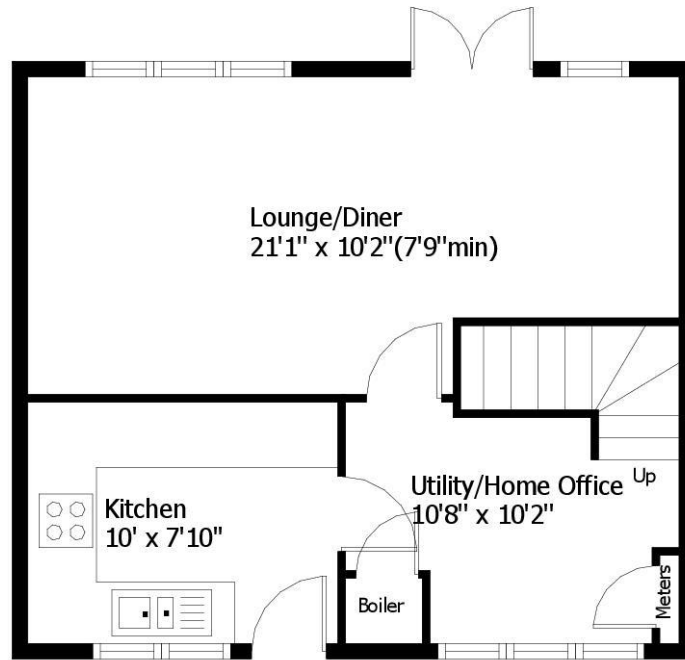
Location

From the A62 Manchester Road turn down Peel Street and take the next left in front of the Co-op onto Market Place and immediately left again onto Oliver Lane where the property will be found on the left.

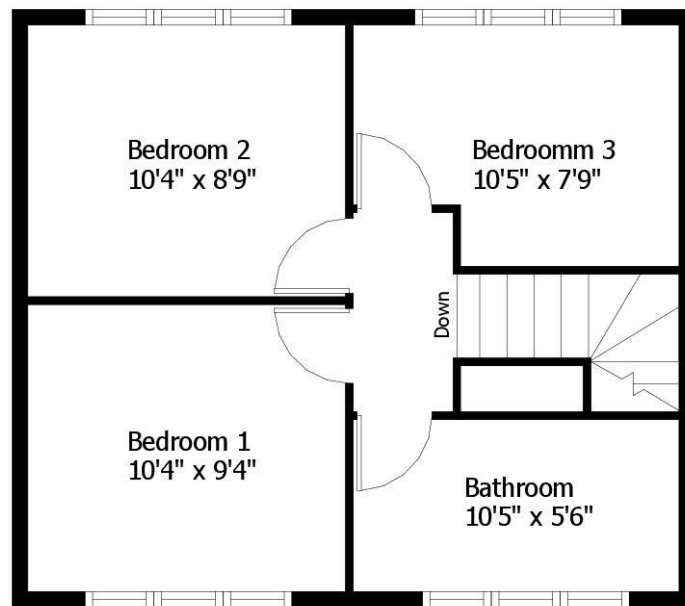
Additional Information

- Council Tax – Band A
- Tenure – awaiting confirmation, however, the owner believes it to be freehold.
- Energy Rating 66 (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.

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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. No responsibility can be accepted in respect of this information by "Plan-it Design"

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