



46 Clough Lea, Marsden

A nicely presented second floor apartment located at the head of the Clough Lea development in this most sought after block of apartments enjoying a great vantage point with stunning views over the gardens, lake and woodland beyond. A secured entrance hall gives access to either the lift or staircase which take you up to the apartment which briefly comprises hall, lounge, dining kitchen, 2 bedrooms (one with en suite shower room, and a bathroom. There is access out onto a balcony where you can sit and take full advantage of those lovely views. It comes with 2 parking spaces located to the side of the building, and access to sizeable communal gardens, a decked sitting area, and newly installed boardwalk overlooking the lake. It is only a short walk on to the village centre which offers a good range of shops, bars, cafes, railway station, and a regular bus service. For those who enjoy walking, there is nearby access onto the canal side towpath providing pleasant walks up to Tunnel End or down to Slaithwaite, and many public footpaths if you want to explore the surrounding countryside and Pennine hills.

Holmfirth

38 Huddersfield Road,
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Slaithwaite

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



Access to the apartment is via the righthand entrance hall as you approach the building. A lift or staircase will take you up to the second floor. The apartment's entrance door opens to:-



Hall

An 'L' shaped hall with wall mounted intercom handset. There is a very useful cloaks cupboard which has shelves and coat hooks.



Lounge

16'2" x 12'6"

A good sized living room with sliding patio doors at the rear leading out to the sheltered balcony and providing enviable views over the gardens, lake, and woodland.



Dining Kitchen

16'9" x 9'10"

Fitted with a good range of wall, drawer and base units having work surfaces over which incorporate a 1½ bowl stainless steel sink with mixer tap. Integrated appliances include an electric oven/grill, 4-ring gas hob with extractor hood over, and a dishwasher. There is plumbing for a washing machine. The kitchen area also houses the central heating boiler in one of the cupboards. There are tiled splashbacks, quality wood effect flooring, ample dining space, window providing those delightful views, and a glazed door leading out to the sheltered balcony.



Bedroom 1

13'5" x 9'11"

A good sized double bedroom having a built in double wardrobe, and views to the front towards the church and Marsden Moor.



En Suite Shower Room

8'8" x 4'7"

Fitted with a modern white suite comprising a low flush w.c., pedestal wash basin with mirror fronted cabinet over, and a shower cubicle with Mira shower over. There are part tiled walls, tiled floor, and an extractor fan.



External



Bedroom 2

9'1" x 8'2"

A smaller double bedroom which also enjoys views to the front.



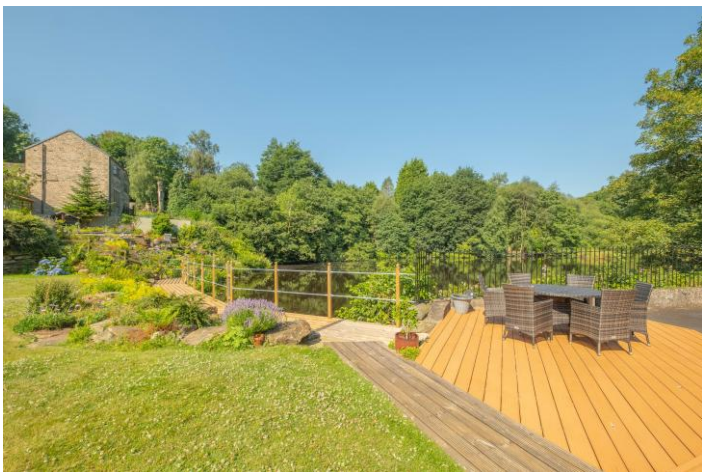
Parking



Bathroom

9'10" x 7'2"

Fitted with a modern white suite comprising a panelled bath, pedestal wash basin with mirror over, and a low flush w.c. There are part tiled walls, tiled floor, and an extractor fan.



OUTSIDE

There is access out onto a balcony where you can sit and take full advantage of those lovely views. It comes with 2 parking spaces located to the side of the building, and access to sizeable communal gardens, a decked sitting area, and newly installed boardwalk overlooking the lake.

Viewing

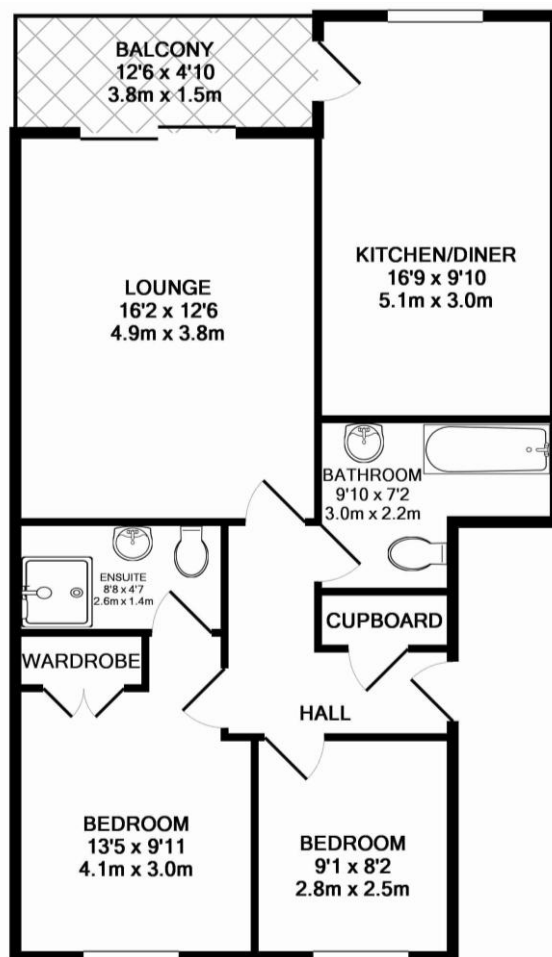
By appointment with Wm. Sykes & Son.

Location

From Huddersfield town centre ring road, take the A62 towards Oldham and proceed for approximately 6 miles passing through Linthwaite, Slaithwaite and on to Marsden. After passing the Mountain Rescue depot on the left, turn next right onto Towngate, and then next left onto Clough Lea where the apartment block will be found at the top of the cul-de-sac.

Additional Information

- Council Tax – Band C
- Tenure – Leasehold. The residents own the freehold and a company was set up, 'Waterside Management', of which each apartment has an equal share. No.46 pays £160 per calendar month to 'Waterside Management' paying for building insurance, window cleaning, cleaning and lighting of the communal areas, gardening, etc.
- EPC – TBC
- PLEASE NOTE – No pets are allowed.
- Utilities:-
 - Water – mains
 - Electricity – mains
 - Drainage – mains
 - Gas – mains
 - Heating – gas fired central heating system
 - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows a range of broadband services, including 'Ultrafast Fibre Broadband' (Fibre to Premises FTTP), are available in this area and mobile coverage at the property is offered by several providers.



TOTAL APPROX. FLOOR AREA 736 SQ.FT. (68.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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