



35 Meltham Road, Marsden

A 3/4 bedroomed detached bungalow occupying a substantial plot in a great location just as you start to approach the countryside coming out of Marsden on the Meltham Road. It has much more to offer than you would think at first glance and enjoys some fantastic views across the valley to the rear. As well as all the ground floor accommodation, there is external access at lower ground floor level to a substantial studio/guest quarters with en suite shower room, providing you with a great space to be utilised to suit your own requirements. Externally, there are sizeable gardens to the front with a driveway providing off road parking which leads on to an integral garage which has a utility area and has access to loads of storage beneath the bungalow. At the rear you will find another substantial garden. The property is within walking distance of the village centre which offers a good range of shops, bars, cafes, railway station, regular bus service, and access onto the canal side towpath providing pleasant walks up to Tunnel End or down to Slaithwaite.

Holmfirth

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Slaithwaite

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Accommodation:

UPPER GROUND FLOOR

Steps rise up to the front entrance door which opens into:-

Hall

A spacious 'L' shaped hall with the frosted glass entrance door and matching side panel providing plenty of natural light.



Lounge

11'9" x 11'5"

This reception room offers a flexible space which could be used in many different ways, it has doors into the sitting room, dining kitchen and back out into the hall. It has a bow window to the front offering pleasant views.



Sitting Room

22'1" x 11'4"

A fabulous room which is open to the sloping roofline making it feel light and airy. It has a window offering views to the front, 2 velux roof windows, exposed beams, wood floor, and a wood burning stove set into the chimney breast resting on a stone hearth with a timber lintel over.



Dining Kitchen

20'9" x 9'10"

A very good sized dining kitchen which is fitted with a range of wall and base units with worktops which incorporate a 1½ bowl sink with mixer tap. There is space for various kitchen appliances, an external door to the rear, window providing fantastic views across the valley, wood flooring, and ample space for a dining suite.



Bedroom 1

10'6" x 9'11"

A double bedroom with floor to ceiling fitted wardrobes, and amazing views to the rear.



En Suite Shower Room

9'10" x 2'9"

Fitted with a white suite comprising a low flush w.c., pedestal wash basin, and a shower cubicle with Mira shower over. There are tiled walls, wood effect flooring, inset ceiling spotlights, and a ladder style radiator/towel warmer.



Bedroom 2

12'5" x 11'4"

Another double bedroom with views to the front.



Bedroom 3

11'1" x 8'1"

This double bedroom also has views to the front.



Bathroom

9'10" x 5'6"

Fitted with a white suite comprising panelled bath with Mira shower and screen over, wash basin set into a vanity unit with cupboard beneath, and a low flush w.c. There is a frosted window to the rear.

LOWER GROUND FLOOR

An external door at the rear of the property gives access into:-



Studio/Guest Bedroom 4

22'0" x 11'4"

At 22ft. long, this is a really good sized room which has windows to the front and rear, chimney breast recess, and fitted base units with worktops over. This space could be used for so many different purposes depending upon your own needs, perhaps as guest/teenager quarters, work from home space, art/hobby studio, or maybe a gym.



En Suite Shower Room

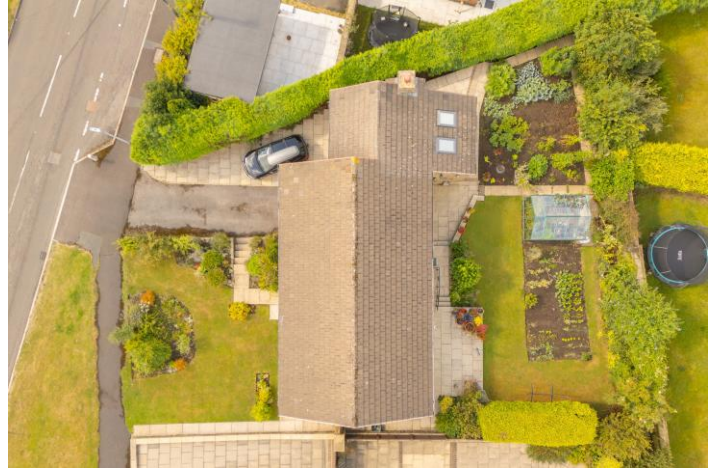
7'8" x 4'7"

Fitted with a white suite comprising low flush w.c., wash basin with cupboard beneath, and a shower cubicle with electric shower over. It has wood effect flooring, and a ladder style radiator/towel warmer.

Integral Garage

15'3" x 10'6" (21'3" max)

An up and over door gives access into the garage which has lighting, power sockets, wall mounted central heating boiler, and a utility area at the back which has plumbing for a washing machine. A door gives access to loads of storage space beneath the main bungalow where you will find the MVHR system (mechanical ventilation heat recovery system).



Aerial Views



Outside Front



Outside Front



OUTSIDE

The sizeable front garden is lawned with a few planted beds and a paved pathway and steps give access up to the front entrance door. There is a driveway providing off road parking which also leads down to the integral garage. To the rear, you will find a large absolutely delightful garden enclosed with fencing, trees and shrubs. It has a good sized paved patio, pathways, sizeable lawn, vegetable gardens, and greenhouse.

Viewing

By appointment with Wm. Sykes & Son.

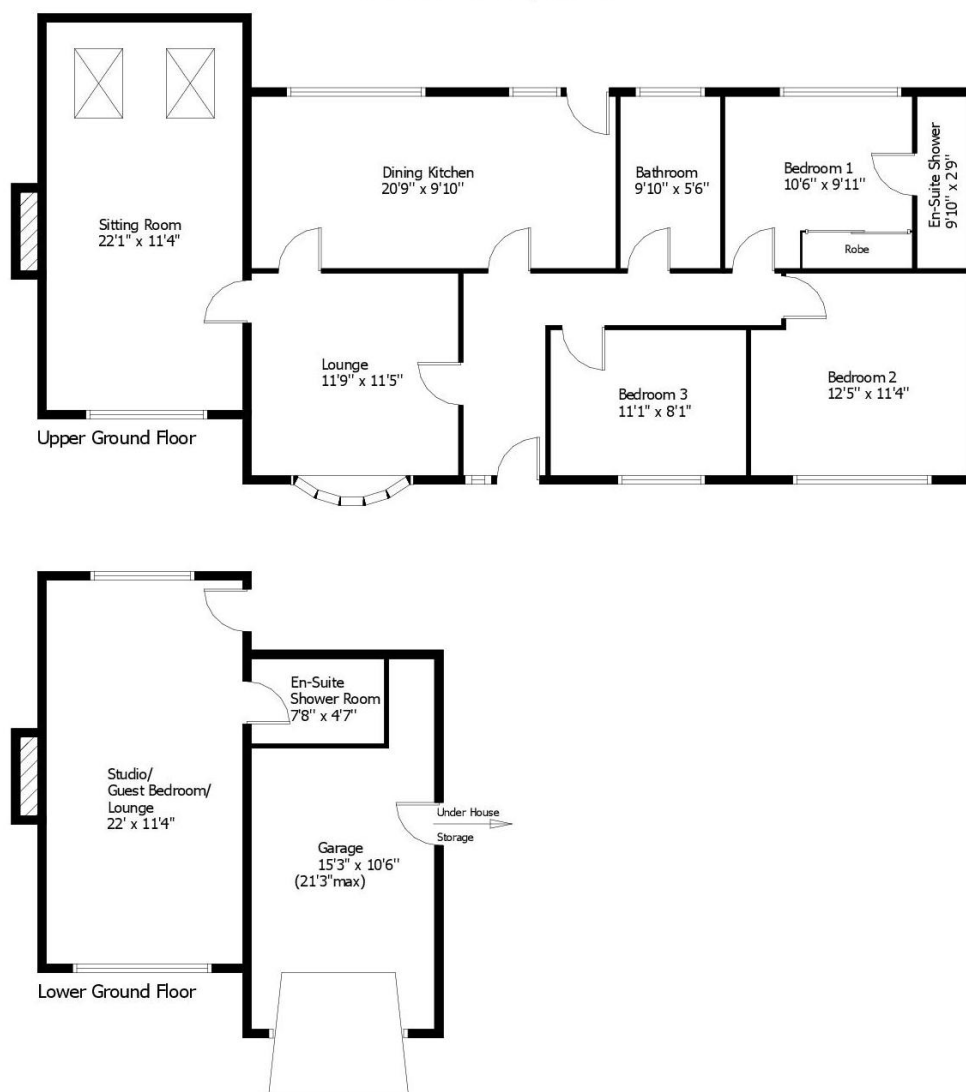
Location

From the A62 Manchester Road in Marsden, take the Meltham Road and the property will shortly be found on the left as you leave Marsden.

Additional Information

- Council Tax – Band E
- Tenure – Freehold
- Energy Rating 70 (Band C)
- 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.

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