



15 Carrs Street, Marsden

A stone built mid terraced property nicely tucked away up Carrs Street yet still within a short walk of the village centre. It will make an ideal first purchase for someone! It briefly comprises entrance lobby, lounge, kitchen, cellars, 2 bedrooms, and bathroom. There is a small garden to the front, whilst at the rear you will find a larger than average garden. Marsden village 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

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation:

GROUND FLOOR

The front entrance door opens into:-

Entrance Lobby

Leading on to:-



Lounge

15'0" x 14'2"

Featuring an ornate fireplace with tiled inset and hearth and an 'Adam' style surround. There is a window to the front, exposed wooden floorboards, and picture rail.



Kitchen

14'2" x 7'4"

Fitted with a range of wall, drawer and base units with worktops which incorporate a 1½ bowl stainless steel sink with mixer tap. Integrated appliances include a dishwasher, gas hob with extractor hood over, and an electric oven. There is space for a fridge, window and external door to the rear, tiled splashbacks, wood effect flooring, and access to the basement.

BASEMENT



Cellars

There are 2 cellar rooms where you will find the central heating boiler, plumbing for a washing machine, and an external door giving access out to the rear garden.

FIRST FLOOR

Landing

With access to the loft.



Bedroom 1

13'0" x 12'0"

A good sized double bedroom with 2 windows to the front.



Bedroom 2

13'3" x 6'3"

Enjoying great views to the rear.



Bathroom

7'11" x 7'4"

Fitted with a white suite comprising panelled bath with Triton shower and screen over, low flush w.c., and pedestal wash basin. There are tiled walls around the bath and sink, frosted window to the rear, and dado rail.



OUTSIDE

To the front of the house a flagged path leads up to the front door. There is a paved sitting area, gravelled garden with small pond, and bin store. At the rear there is a larger garden enclosed by timber fencing which includes lawn, stone flagged pathways and patio, and a selection of trees and shrubs.

Viewing

By appointment with Wm. Sykes & Son.

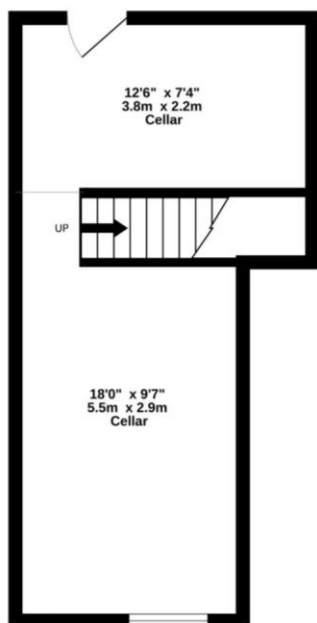
Location

From the A62 Manchester Road in Marsden, turn up Peel Street with the Liberal Club on the right and at the 'T' junction at the top, turn left onto Carrs Road and after a short distance turn right up Carrs Side Street, and then left onto Carrs Street where the property will be found on the left.

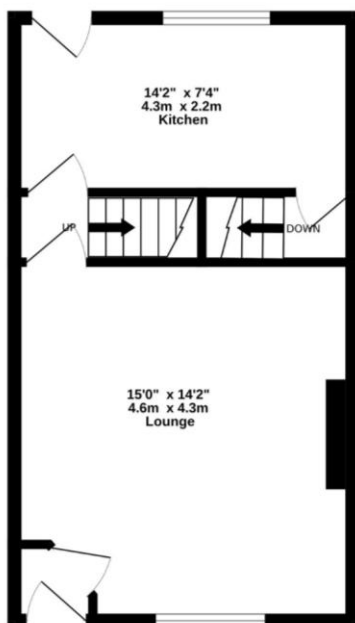
Additional Information

- Council Tax – Band A
- Tenure – Freehold
- Energy Rating 65 (Band D)
- 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.

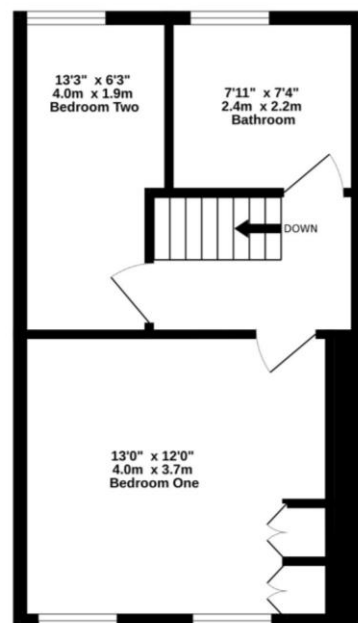
CELLAR
271 sq.ft. (25.2 sq.m.) approx.



GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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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Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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