Wm Sykes & SON EST. 1866

Offers in the region of

£250,000



18 Wood Top, Marsden

This 2 bedroomed stone built mid terraced home has recently undergone a programme of updating which has included replacement of both front and rear external doors, installation of a wood burning stove, new central heating boiler, new bathroom, boarded and insulated loft with new pull-down ladder, and a basement conversion creating work from home space. It is nicely tucked away off Old Mount Road enjoying some fantastic views from its elevated position on the hillside above Marsden, close to the boundary of the Peak District National Park. Externally, you will find a pleasant garden to the front, and opposite the rear entrance door there is a stone outhouse and raised garden. Wood Top is only a short walk from the village centre where you will find a good range of shops and restaurants, railway station, and canal side towpath which provides pleasant walks up to the Tunnel End Visitor Centre, or down to Slaithwaite. If you prefer a more challenging terrain, then there is access to some fabulous Pennine walks via numerous public footpaths.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
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Slaithwaite
Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
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Accommodation:

GROUND FLOOR
The front entrance door opens into:-



Hallway
With tile effect flooring, and staircase rising to the first floor.







Lounge 14'2" x 13'4"
A pleasant room taking full advantage of the large window providing delightful views across the valley to the front. It has a wood burning stove set into the chimney breast with a stone flagged hearth and fitted cupboards and shelving to either side. This lovely room is then finished with polished wooden floorboards, and picture rail.





Breakfast Kitchen **16'3" x 7'10"**

Fitted with a range of wall, drawer and base units with worktops over incorporating the kitchen sink and mixer tap. There is an integrated 4-ring gas hob with tiled splashback and extractor hood over, electric oven & grill, plumbing for a washing machine, window and door to the rear, space for a breakfast table, exposed brickwork feature wall, and tile effect flooring.





BASEMENT

Having been recently converted and now offering 2 spaces to be utilised to suit your own needs, perhaps a work from home space, hobby room, etc. There is also a useful storage space beneath the stairs.

FIRST FLOOR

Landing
With pull down ladder giving access to the loft.







Bedroom 1 16'5" x 10'10"
A double bedroom with a pretty cast iron bedroom fireplace. There are two windows to the front offering fine views across the valley.



Bedroom 2 **11'5" x 8'11"**

A smaller double bedroom with window to the rear looking out across to the raised garden and banking beyond which is planted with trees and shrubs.





Bathroom **8'4" x 7'1"**

Recently fitted with a modern white suite comprising a free standing bath with mixer tap, separate shower cubicle with dual head shower system over, low flush w.c., and a rectangular wash basin with drawer beneath. There are part tiled walls, tiled floor, frosted window to the rear, inset ceiling spotlights, extractor fan, ladder style radiator/towel warmer, and cupboard housing the central heating boiler.



Outside Front



Outside Front



Outside Front



Outside Rear



Outside Rear



Views







Aerial Views

OUTSIDE

The front garden is paved and has planted borders all enclosed by stone walling and timber fencing. There is an access lane running along the back of the terrace with space to park a car, beyond which you will find a stone outhouse and a raised garden area with a paved patio and planted flower bed.

Viewing

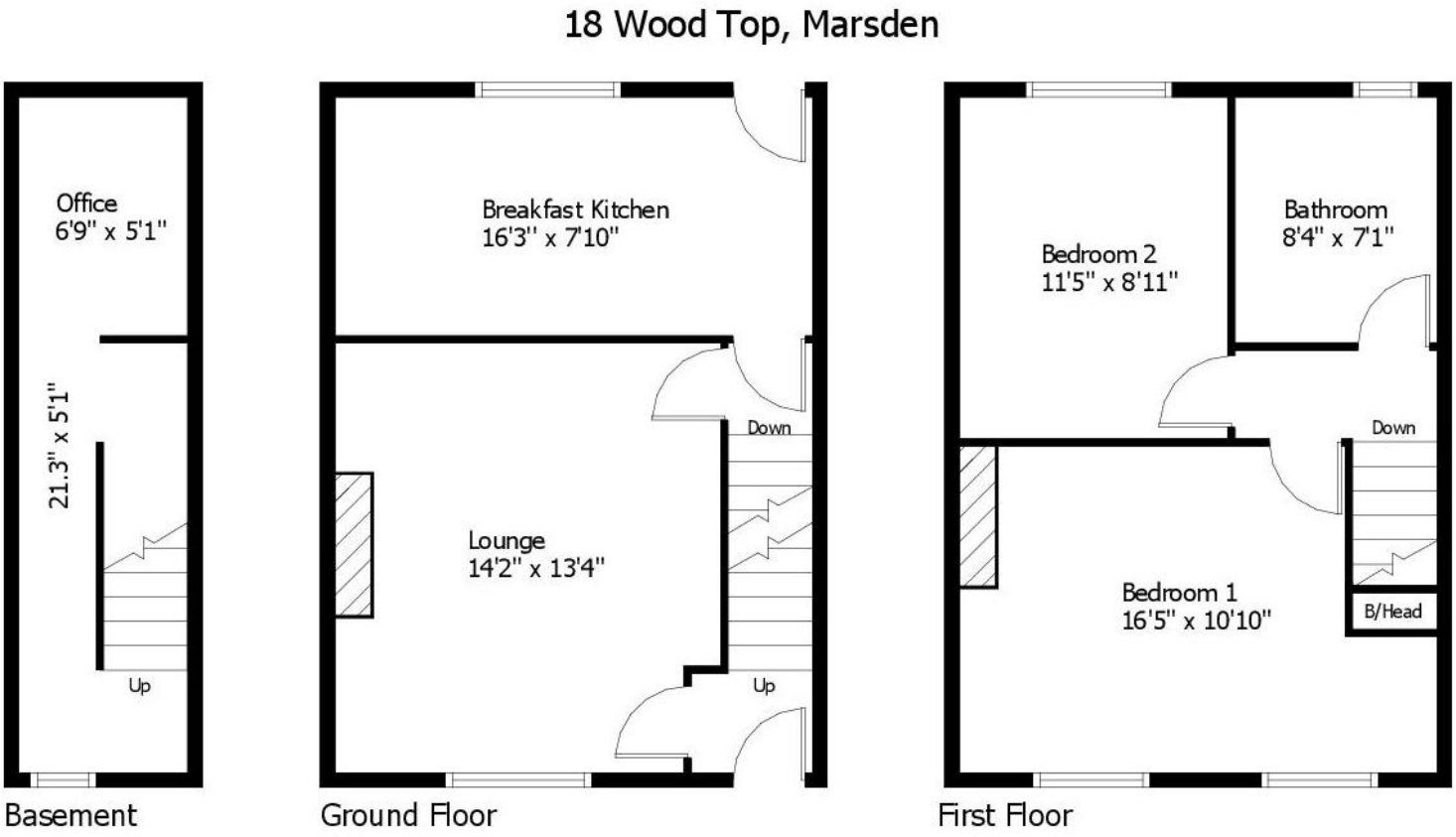
By appointment with Wm. Sykes & Son.

Location

From the main A62 Manchester Road in Marsden heading towards Oldham, turn second left after the Mountain Rescue base and proceed up Old Mount Road where you will shortly find the turning down to Wood Top on the left.

Additional Information

- Council Tax – Band A
- Tenure – Freehold
- Energy Rating 44 (Band E)
- Utilities:-
  - Water – mains
  - Drainage - mains
  - Gas – mains
  - Electricity - mains
  - Heating – gas fired central heating.
  - Broadband & Mobile Phone – Our online checks show that Fibre to the Cabinet (FTTC) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.



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.
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