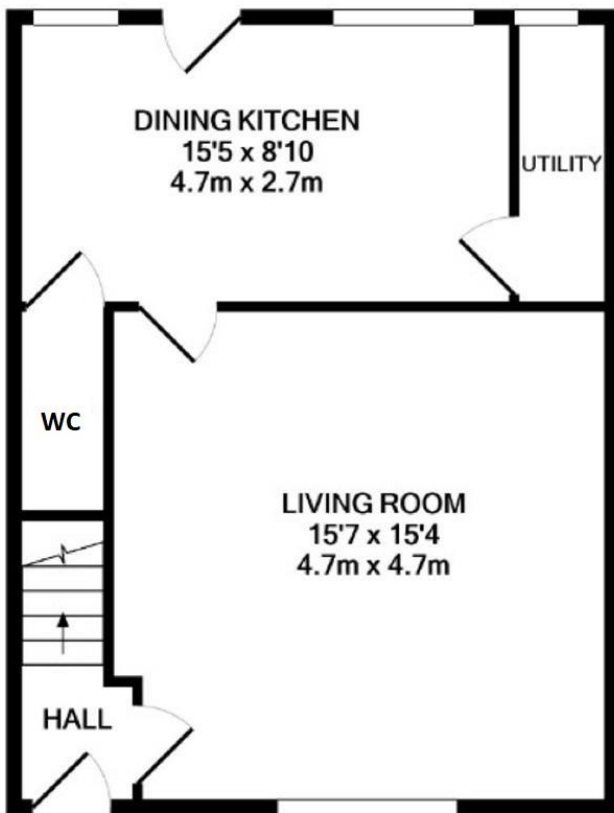


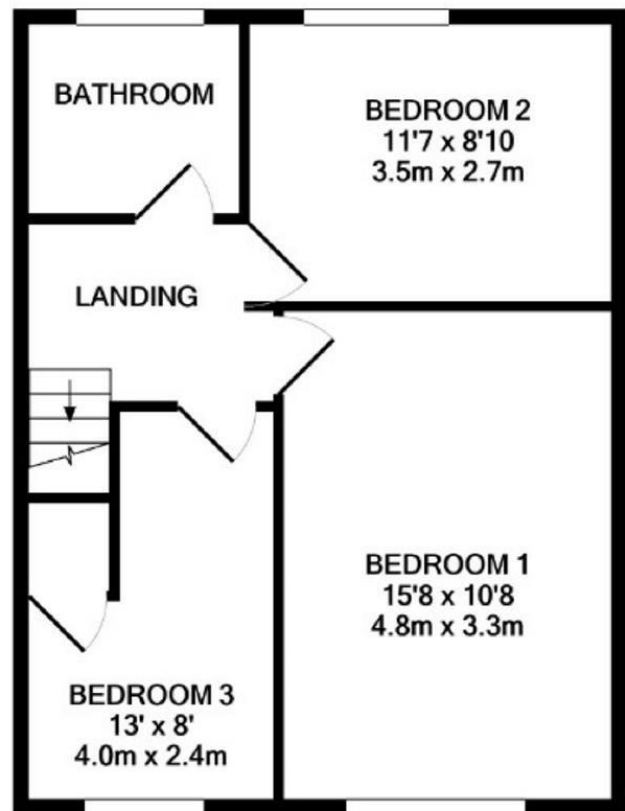
Simon Blyth
ESTATE AGENTS



MOUNT ROAD, MARSDEN, HUDDERSFIELD, HD7 6HW
OFFERS AROUND £250,000



GROUND FLOOR



1ST FLOOR

MOUNT ROAD

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2019

PROPERTY DESCRIPTION

A SUPERBLY PRESENTED, STONE CONSTRUCTION, END TERRACE FAMILY HOME LOCATED IN THE SOUGHT-AFTER VILLAGE OF MARSDEN. HAVING BEEN MUCH IMPROVED BY THE CURRENT VENDORS, AND BOASTING FABULOUS OPEN ASPECT VIEWS TOWARD BUTTERLEY RESERVOIR, THE PROPERTY IS A 'MUST SEE' TO BE TRULY APPRECIATED. SITUATED CLOSE TO AMENITIES, IN CATCHMENT FOR WELL REGARDED SCHOOLING, AND WITH PLEASANT WALKS ON THE DOORSTEP, THE PROPERTY IN BRIEF COMPRISES:

entrance, spacious lounge, open-plan dining-kitchen, useful pantry/utility and downstairs w.c. to the ground floor. To the first floor there are two double bedrooms, a generously proportioned single bedroom, and the house bathroom.

Externally there is a low maintenance garden to the front and flagged patio with lawn to the rear.

There is also the opportunity to acquire an allotment plot to the rear. Please contact the office for further details on 01484 689689.

GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed front door, with an obscure glazed and leaded insert, into the entrance. There is fabulous oak flooring, a column radiator, central ceiling light point, and oak door providing access to the lounge. A staircase, with wooden bannister, rises to the first floor.

LOUNGE

15'7" x 15'4"

The lounge is a generously proportioned reception room benefitting from a wealth of natural light with a large, double-glazed, picture window to the front elevation. The oak flooring continues through from the entrance, and there is a central ceiling light point. A multi-panel oak and glazed door leads into the dining kitchen. Here there is a column radiator situated under the front window, and the focal point of the room is the cast iron glazed-door log-burning stove which is set upon a raised hearth.



OPEN-PLAN DINING KITCHEN

15'5" x 8'10"

As the photography suggests, the open-plan dining kitchen room features two double-glazed windows to the rear elevation which enjoys fabulous open-aspect views across the valley towards Butterley Reservoir. There are two ceiling light points, attractive natural slate tiled flooring, a vertical column radiator, and oak doors provide access to the downstairs w.c. and pantry. The kitchen features a range of fitted wall and base units with Shaker-style cupboard fronts and complementary granite work surfaces which incorporate a brushed-gold sink unit with matching brushed-gold mixer tap. The kitchen is well equipped with a four-ring Neff hob, with canopy-style cooker hood over, and a built-in electric Neff double oven. Behind the hob there is a matching granite upstand and splashback. There is an integrated slimline dishwasher, and a double-glazed external door, with obscure glass and leaded detailing, leads out to the gardens.





UTILITY ROOM

The attractive natural slate tiled flooring leads through from the kitchen into the utility/pantry which features plumbing for a dishwasher. There is fitted shelving, a ceiling light point, plug points, and this room houses the property's combination boiler.

DOWNSTAIRS W.C.

The downstairs w.c. features a two-piece suite which comprises a low-level w.c. and fabulous tin sink unit with mixer tap and ceramic splashback. The sink is set upon a bespoke vanity unit and there is decorative dado panelling, a ceiling light point, and the natural slate tiled flooring continues through from the dining kitchen.



FIRST FLOOR

Taking the staircase to the first floor, you have reached the landing which has oak doors providing access to three bedrooms and the house bathroom. There is a ceiling light point, a loft hatch providing access to a useful attic area, and a beautiful picture window, with leaded detailing and stained glass, which provides borrowed light from bedroom three.

BEDROOM ONE 15'8" x 10'8"

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. The room features high ceilings with a decorative picture rail. There are two ceiling light points, a radiator, and a double-glazed window to the front elevation providing the room with a great deal of natural light. Integrated blinds are present.



BEDROOM TWO **11'7" x 8'10"**

As the photography suggests, bedroom two offers a fabulous open-aspect view across the valley towards Butterley Reservoir. The room can accommodate a double bed with ample space for freestanding furniture, and features a radiator, central ceiling light point, and a double-glazed window to the rear elevation with integrated blinds.



BEDROOM THREE **13'0" x 8'0"**

Bedroom three can accommodate a double bed with space for freestanding furniture. It is currently dressed as a nursery and features a double-glazed window, with integrated blinds, to the front elevation. There is a ceiling light point and radiator, and, as mentioned in the landing area, there is a beautiful obscure-glazed window with leaded detailing and stained glass over the bulkhead for the stairs.



WET ROOM

The wet room is sure to impress with a fabulous three-piece suite including a walk-in wet room-style shower with thermostatic rainfall showerhead and separate hand-held attachment with a fixed glazed shower guard, a low-level w.c., and a beautiful bespoke stone sink unit with black satin tap fixings set upon a vanity unit. There is attractive Travertine tiling to the walls with contrasting slate tiled flooring, a central ceiling light point, extractor fan, and a brushed copper ladder-style radiator. There is a double-glazed window with obscure glass to the rear elevation which again offers breathtaking views towards Butterley Reservoir and beyond.



FRONT EXTERNAL

Externally to the front, the property features a low maintenance enclosed front garden with a pathway from the gate leading to the front door which has up-and-down lights at either side. The front garden features a gravelled area and flagged patio area, and there are part stone walls, and part fenced boundaries.

REAR EXTERNAL

Externally to the rear, the property features a fabulous long garden with flagged patio area which takes full advantage of the breathtaking views across the valley and beyond. The garden enjoys the sun throughout the day, and there is an external tap and an external up-and-down light. Please note that there is an allotment plot available which is accessed from the rear garden via a wooden stairwell which, again, takes full advantage of the breathtaking views and neighbouring fields. Further details are available on request.

It also must be noted that there is a pedestrian right of access across the rear of the property, and there is a useful stone-built shed for additional storage.







TENURE

This property is a Freehold property

COUNCIL TAX

The property is in Council Tax Band A, Kirklees MC

VIEWING

For an appointment to view, please contact the Holmfirth Office on 01484 689689.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm

Simon Blyth

ESTATE AGENTS

MAIN CONTACTS

T: +44 (0)1484 689689

W: www.simonblyth.co.uk

A: Fairfield House,
Hollowgate,
Holmfirth, HD9 2DG

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday – 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



WWW.SIMONBLYTH.CO.UK

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730