whitegates

Carrs Road, Marsden, HD7

2 | 1 | 1 | EPC To be confirmed

Guide Price: £195,000

Freehold

Carrs Road,
Marsden, HD7 6JQ

2 bedrooms
1 bathroom
1 reception room

Guide Price: £195,000

- Two-bedroom character cottage
- Peaceful Marsden location
- Scenic countryside views
- Four-level rear garden
- Feature wood burner
- Excellent outdoor space

Council Tax Band: A

NEW TO THE MARKET WITH WHITEGATES is this beautiful and characterful two-bedroom cottage, ideally positioned in a peaceful and scenic location in the sought-after village of Marsden, Huddersfield. Full of charm and individuality, the property offers a fantastic combination of traditional features, generous outdoor space and lovely surrounding views, making it a wonderful home for those looking for something a little different.

Externally, the property benefits from a great-sized plot with a number of different areas to enjoy. To the front is a paved seating area with raised beds, providing a lovely space to sit out and enjoy the evening sun. The rear garden is a particular highlight and is arranged over four different levels, offering plenty of scope for entertaining, gardening and creating your own outdoor spaces. The lower level provides a paved area with a useful shed, with steps leading up to a beautifully developed fire pit area, perfect for evenings with friends and family. Further raised beds lead up to another paved area, while the top section provides yet another space with fantastic potential for a summer house, greenhouse or additional seating area – the possibilities are yours to explore.

Internally, the cottage retains a wealth of character and charm throughout. The lounge is a welcoming space with exposed stonework and a feature wood

burner creating an impressive focal point. Double doors lead through to the kitchen, which also benefits from access directly out to the rear garden.

To the first floor is a landing with access to the loft via a hatch, a well-presented main bathroom with a three-piece suite and overhead shower. A particular favourite is the attractive gold accent tiling, adding a touch of character to the room. The second bedroom is rear-facing and benefits from exposed stonework around the window, overlooking the beautifully established garden.

The main bedroom is a good-sized double positioned to the front of the property, enjoying lovely views across the surrounding area. The room also benefits from a feature fireplace and plenty of storage space, making it both practical and inviting.

This charming cottage offers a fantastic opportunity to enjoy a characterful home in a peaceful setting, with versatile and beautifully established gardens providing plenty of space to relax and entertain. Properties with this combination of character, plot and views are not to be missed, and an internal viewing is highly recommended.

Lounge

A charming and characterful reception room featuring exposed stonework and a striking wood burner, creating a warm and inviting focal point. Double doors lead through to the kitchen.

Kitchen

A practical kitchen with access to the rear garden, making this a great space for everyday living and providing easy access to the fantastic outdoor areas.

Landing

First floor landing providing access to the bedrooms, bathroom and loft space via a ceiling hatch.

Main Bedroom

A good-sized double bedroom positioned to the front of the property, enjoying lovely views across the surrounding area. The room also benefits from a feature fireplace and plenty of useful storage.

Bedroom Two

A well-proportioned rear-facing bedroom overlooking the garden, with attractive exposed stonework surrounding the window adding further character.

Bathroom

A well-presented bathroom fitted with a three-piece suite and overhead shower. Finished with attractive gold accent tiling, adding a stylish and distinctive touch.

Property Information

FTTP connections. Mains gas, drainage and electric. No flood risk at property. Central heating. Wood Burner. Conservation area by Kirklees Council to protect its special architectural and historic character, which

showcases the rapid transformation of a rural Pennine hamlet into a bustling Industrial Revolution

textile hub. Spring Water. Occasional maintenance. In 12 years the current owner has only paid £250. Right of way across garden of No.53 to the alley way. No. 57 has right of way over to the alley way. Annual service of water filter with Prosep.

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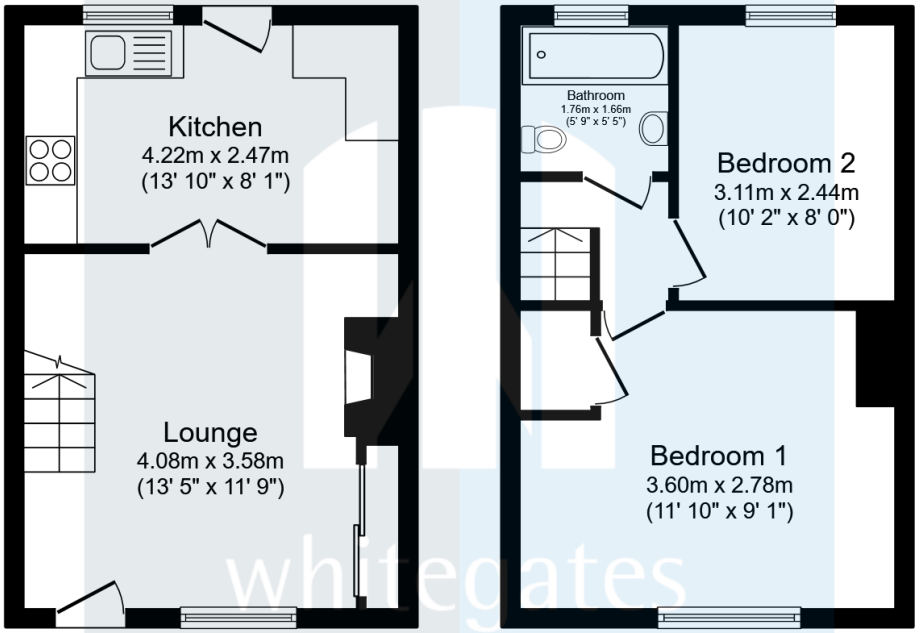
whitegate

Laser Toner
Cartridge

Marsden, Huddersfield



Total floor area: 55.4 sq.m. (597 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman