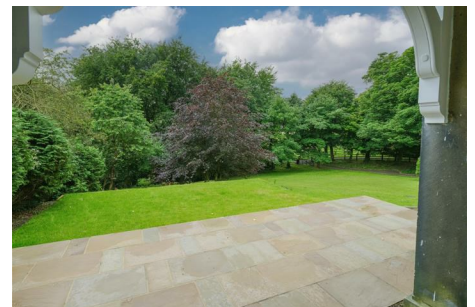




Snow Gate™

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The Hey, Waters Road

Marsden, Huddersfield, HD7 6NG

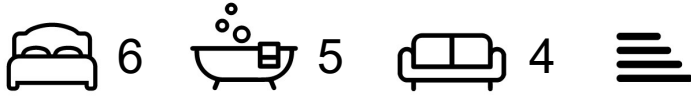
O.I.R.O
£950,000

An incredibly impressive and attractive six bedroom period property. The Hey stands in approximately four acres of grazing land, affords beautiful views and benefits from an attached barn with excellent potential for a diverse range of options. In a secluded position and approached via a long private drive with electric gates, the property has recently undergone a major program of modernisation to make a luxurious family home with spacious accommodation set in beautiful grounds.

Briefly comprises entrance hallway, stunning lounge, family room, dining room, kitchen, keeping cellar, and ground floor WC. Six bedrooms, two with ensembles, family bathroom and further WC to the guest floor. Attached barn, garage with electric door and front and rear parking. Extensive gardens, patio areas and four acres of grazing.

The Hey, Waters Road

Marsden, Huddersfield, HD7 6NG



- SIX BEDROOM PERIOD PROPERTY SET IN APPROX 4 ACRES
- MODERN FIXTURES AND FITTINGS THROUGHOUT
- THREE LARGE RECEPTION ROOMS AND HUGE ATTACHED BARN
- FRONT AND REAR PARKING AND LOVELY GARDENS
- LONG PRIVATE GATED DRIVEWAY AND STUNNING VIEWS
- A FEW MINUTES DRIVE FROM THE VILLAGE CENTRE AND TRAIN STATION

Location

Entrance

Lounge

20'6" x 13'7" (6.25m x 4.14m)

Games Room

18'5" x 12'4" (5.61m x 3.76m)

Dining Room

20'7" x 12'5" (6.27m x 3.78m)

Kitchen

17'2" x 12'10" (5.23m x 3.91m)

Keeping Cellar

15'0" x 6'8" (4.57m x 2.03m)

Downstairs WC

4'6" x 2'7" (1.37m x 0.79m)

First Floor Landing

Family Bathroom

13'1" x 9'6" (3.99m x 2.90m)

Master Bedroom

15'1" x 14'0" (4.60m x 4.27m)

Ensuite

11'11" x 7'10" (3.63m x 2.39m)

Bedroom 2

16'2" x 12'4" (4.93m x 3.76m)

Dressing Room

7'3" x 6'0" (2.21m x 1.83m)

Ensuite

7'2" x 4'4" (2.18m x 1.32m)

Bedroom 3

13'3" x 10'3" (4.04m x 3.12m)

Bedroom 4/Home Office

10'7" x 5'5" (3.23m x 1.65m)

Loft/Guest Floor

Bedroom 5

15'8" x 12'5" (4.78m x 3.78m)

Bedroom 6

18'11" x 10'0" (5.77m x 3.05m)

Wash Room

7'4" x 3'11" (2.24m x 1.19m)

Barn

30'5" x 17'5" (9.27m x 5.31m)

Garage

16'7" x 13'2" (5.05m x 4.01m)

Parking and Drive

Gardens and Grazing



Directions

From the centre of Marsden, turn left at the end of Peel Street and follow Station Road up to the train station, cross over the canal and railway bridge then turn immediately left onto Reddisher Road. This then becomes Waters Road and the property is situated on the right.



Floor Plan



TOTAL FLOOR AREA : 3965 sq.ft. (368.4 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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