



Grange Cottages, Marsden Huddersfield HD7 6AJ

welcome to

Grange Cottages, Marsden Huddersfield

WELL PRESENTED THREE BEDROOM FRONT TERRACE SET IN A PRIME LOCATION. RECENTLY FITTED KITCHEN AND CLOAKROOM. FRESHLY DECORATED LOUNGE WITH STONE FIREPLACE. PAVED SEATING AREA. VIEWS ACROSS TO THE PEAK DISTRICT.

Summary

This spacious three bedroom front terrace comes with plenty of character. It is set in the heart of Marsden with close proximity to the railway station, stunning countryside walks and the canal, and perfectly placed for access to the Peak District. The property would be ideally suited to a professional couple or young family. Briefly comprising lounge, lower ground floor dining kitchen, with cloak room off and access via stable door to outside space. To the first floor are two bedrooms and house bathroom. To the second floor is the attic bedroom.

Entrance Vesibule

Enter through double glazed door, with space to hang coats. Carpeted staircase leads to first floor landing. Access into lounge. Radiator.

Lounge

15' 3" x 14' 6" into recess (4.65m x 4.42m into recess)
This spacious lounge that has been freshly decorated, offers character and charm with the real focal point being the recessed fireplace with stone hearth and mantle, housing the log burner. There are attractive built in cupboards into recess, and double glazed window to front aspect offering plenty of natural light. Radiator

Lower Ground Floor

Carpeted staircase leads to dining kitchen, fitted in 2025, as part of extensive works tanked and insulating the entire Lower Ground Floor, creating a warm, welcoming space.

Dining Kitchen

14' 7" into recess x 13' 11" (4.45m into recess x 4.24m)
Spacious dining kitchen with a newly fitted kitchen in 2025, following basement improvement works. It has a good range of attractive shaker style units,

further complimented by integral electric oven and gas hob, with extractor fan over, slim line dishwasher, space for fridge freezer, dryer and plumbing for washing machine. Inset down lights to ceiling, radiator, and newly installed double glazed stable door leading onto outside space

Cloakroom

Modern White cloakroom, fitted in 2025. Modern curved wash hand basin with black tap and contrast waste. White curved low flush WC, with matching black heated towel rail. Inset down lights to ceiling and extractor fan

First Floor

Carpeted split landing.

Bedroom One

12' 2" into recess entrance x 9' 9" (3.71m into recess entrance x 2.97m)
Spacious double bedroom offering plenty of natural light from the double glazed window to front aspect. Radiator.

Bedroom Two

9' 3" max x 8' 11" (2.82m max x 2.72m)
Carpeted bedroom, with newly installed double glazed window to front aspect. Radiator, and useful built in bulkhead storage cupboards housing the Worcester Bosch boiler

House Bathroom

Three piece white suite, comprising of wash hand basin, low flush WC, bath with shower over, and chrome heated towel rail to match, complimented by tiled walls and floor. Extractor fan.

Second Floor Bedroom Three/Attic





17' 11" x 15' 7" (5.46m x 4.75m)

This light and spacious attic bedroom offers plenty of versatility. Natural light floods through the two velux double glazed windows, with built in remote controlled blinds, with the double glazed window to front aspect offering fantastic views across to the moors of the Peak District. Exposed beams create plenty of character and charm in this room

External

To the front of the property, is an enclosed South facing stone paved terrace, ideal for outdoor eating and for displaying pot plants. It comes with useful storage shed.



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welcome to

Grange Cottages, Marsden Huddersfield

- South Facing Stone Paved Front Terrace
- Three Bedrooms
- Newly Fitted Kitchen 2025
- Newly Fitted Cloakroom 2025
- Freshly Decorated Lounge With Log Burner

Tenure: Freehold EPC Rating: D
Council Tax Band: A

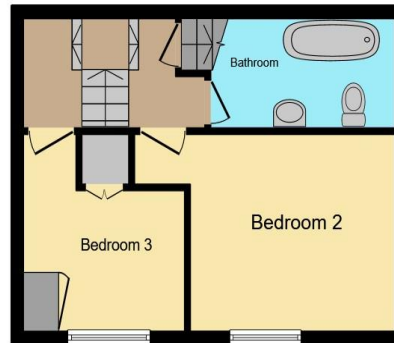
£180,000



Basement



Ground Floor



First Floor



Second Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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