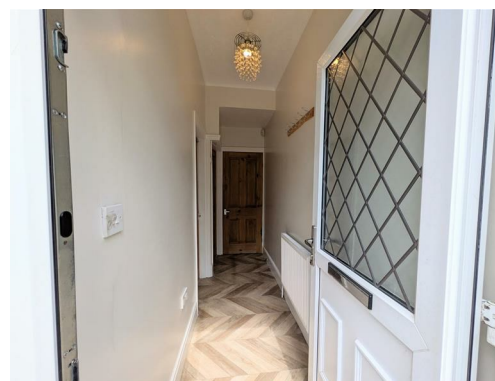


39 Carrs Road,
Marsden HD7 6JQ

OFFERS AROUND
£260,000



A WELL PRESENTED TWO BEDROOM END TERRACE PROPERTY WITH GARAGE,
STUNNING GARDENS AND VIEWS TO MATCH.

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING: E

PAISLEY
PROPERTIES

REAR ENTRANCE HALLWAY 11'6" apx x 3'0" apx



Entering from the rear garden, through a white UPVC door, this welcoming hallway provides a practical and well-designed entrance to the home. Finished with attractive herringbone vinyl flooring, this versatile space offers useful coat hooks to keep outdoor clothing and footwear neatly organised. Doors lead to the kitchen, the living room and the cellar.

KITCHEN 11'6" apx x 7'9" apx



This bright and welcoming kitchen is fitted with a range of neutral wall and base units, creating a timeless and practical space that complements the character of the home. Fitted with a stainless steel sink with chrome mixer tap, with cream marble splash backs and gas cooker and hob, space for free standing fridge and washing machine, while stylish herringbone vinyl flooring adds a contemporary touch.

The rear-facing window fills the kitchen with an abundance of natural light and frames lovely views across the beautifully colourful garden and the open fields beyond, creating a peaceful and uplifting setting to enjoy throughout the changing seasons. A door leads to the entrance hallway.

LIVING ROOM 14'3" apx x 12'5" apx



Step into the cosy and welcoming living room, a beautiful space designed for comfort and relaxation. Tastefully decorated in soft, neutral tones, it provides the perfect backdrop to suit any style. The charming alcoves add character and practical display space, while the gas fire creates a warm and inviting focal point, making it the ideal place to unwind on chilly evenings. From the window, you can enjoy delightful views across the picturesque village of Marsden, taking in the historic church and the park beyond. Doors lead to the entrance hallway and front hallway with staircase to the first floor.

FRONT HALLWAY 3'10" apx x 3'7" apx

A carpeted staircase ascends to the first floor landing. A uPVC door leads out to the front of the property and a door leads into the living room.

FIRST FLOOR LANDING 7'11" apx x 2'9" apx

A staircase ascends from the entrance hallway to the first floor landing which is neutrally decorated. Doors lead to two bedrooms and the house bathroom.

BEDROOM ONE 11'8" apx x 11'0" apx



The spacious master bedroom is beautifully presented in neutral tones, creating a calm and relaxing retreat at the end of the day. Fitted with floor-to-ceiling wardrobes, it offers excellent storage while still providing ample space for a double bed and additional bedroom furniture. The real highlight of this room is the breathtaking outlook which allows you to wake up each morning with a coffee in hand and enjoy uninterrupted views across the charming village of Marsden, the historic church, the park and the rolling moorland beyond. As the seasons change, so does the scenery—from the vibrant colours of summer to the magical glow of the village Christmas lights—making this a truly special place to begin and end each day. A door leads to the hallway.



BEDROOM TWO 10'6" apx x 7'5" apx



The second bedroom is a bright and versatile space, ideal as a guest bedroom, child's room or home office. Benefitting from fitted wardrobes, it provides excellent built-in storage while still offering ample room for a single or three-quarter bed and additional furniture. Overlooking the beautiful rear garden, this peaceful room enjoys a lovely green outlook, making it a calm and relaxing space to unwind. A door leads to the hallway.

BATHROOM 7'7" apx x 7'2" apx



The spacious bathroom is fitted with a classic three-piece white suite, comprising a bath with an overhead shower, wash basin and WC. Vinyl flooring runs underfoot. An obscure glazed window allows plenty of natural light to fill the room whilst maintaining privacy, creating a bright and airy feel. A useful built-in cupboard provides excellent storage for towels and everyday essentials, making this a practical and well-appointed family bathroom. A door leads to the hallway.

GARDEN



A true highlight of this delightful home is the enchanting, beautifully established garden, bursting with an abundance of colourful flowers that provide interest throughout the seasons. Fully enclosed, it offers a wonderful sense of privacy and is perfect for families, keen gardeners, or those who simply enjoy spending time outdoors.

The generous plot is thoughtfully arranged over several levels, with a spacious, flat lawn ideal for children to play or for outdoor entertaining. A second lawn on the upper level is complemented by a useful garden shed, while a charming seating area beside the garage provides the perfect spot to relax and enjoy the peaceful surroundings. Winding pathways lead you through the garden to the top of the plot, where mature planting, vibrant flower beds and wild rhubarb create a tranquil, cottage-garden feel.

Occupying an exceptionally large plot, the garden also offers exciting potential for future development, subject to the necessary planning permissions, making it a rare opportunity for buyers seeking both immediate enjoyment and long-term possibilities.



CELLAR 21'5" x 5'11"

The useful cellar provides excellent additional storage space, making it ideal for household items, tools or outdoor equipment. It also houses the combi boiler and offers practical space that is often sought after in a property of this style.

GARAGE 18'8" x 10'0"

The garage is fitted with an electric roller door, providing convenient and secure access from the front of the property. A further door leads directly through to the rear garden, allowing easy and practical access from front to back, ideal for everyday use, gardening, or additional storage needs.

MATERIAL INFORMATION

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage

RIGHTS AND RESTRICTIONS:
In a conservation area / The property has a right of access over neighbouring land

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property
There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENTS NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY PROPERTIES

Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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PAISLEY
PROPERTIES