



Forest Mount Road, Marsden, Huddersfield, HD7 6NN

Offers Over £690,000

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Forest is a Grade II listed, former weavers cottage. Retaining a wealth of character features including exposed ceiling trusses and mullion windows with stone sills which are further complemented by modern day conveniences throughout. The accommodation spans across 3 levels and provides in excess of 1,650 sqft. Having undergone a full program of modernisation since our current owners purchased in 2017, to include a newly fitted kitchen and bathroom suites. The property enjoys a stunning aspect overlooking Marsden golf course. Occupying a unique plot with cottage gardens and additional leased garden. This property promotes open plan living to the ground floor with a cottage style kitchen open to a spacious dining area and further access to a beautifully presented living room. Being ideal for the growing family, the property is situated on the periphery of Marsden village centre and is ideal for a range of local amenities and access to Manchester and Leeds via the Marsden Train Station. The accommodation briefly comprises:- dining room, kitchen, lounge, 4 bedrooms, one with en suite and dressing room and family bathroom.

Energy Rating: E









## GROUND FLOOR:

Enter the property through a solid wood external door into:-

### Dining Room

16'4" x 14'8" (4.98m x 4.47m)

This well presented reception room provides a stunning entrance to this characterful property. With the true statement piece being the log burning stove, set into a stone hearth with timber lintel over. There are timber framed double glazed windows to the front elevation overlooking the golf course complemented by timber shutters to the front and rear, a central heating radiator and stairs elevating to the first floor. Open access then leads into the kitchen.

### Kitchen

8'7" x 15'3" (2.62m x 4.65m)

A beautifully presented modern cottage style kitchen which comprises a range of shaker style wall, drawer and base units with oak work surfaces, tiled splashbacks and a Belfast sink with mixer tap. There is plumbing for an automated washing machine, houses the central heating boiler and is fitted with timber framed double glazed mullion windows to the front elevation accompanied by timber shutters. There is also a useful under stair store cupboard.

### Living Room

16'1" x 22'9" (4.90m x 6.93m)

The main focal point of the room is the Inglenook style multi-fuel burning stove set into a complementary surround with stone hearth and lintel over. There are dual aspect timber framed double glazed windows to the front and rear elevation accompanied by timber shutters and a central heating radiator. The true statement piece of this room is the stone window sills and exposed ceiling truss.

### Utility Room

7'9" x 5'10" (2.36m x 1.78m)

Comprising a range of wall and base units with granite effect roll top work surfaces, tiled splashbacks and an inset circular sink with monobloc mixer tap and the filtration system for spring water. There is plumbing for an automated washing machine, central heating radiator and timber framed stable door leading out to the garden.

### WC

Furnished with a low flush WC and floating wash hand basin.

## FIRST FLOOR:

### Landing

There are timber framed double glazed mullion windows to the side elevation, central heating radiator and stairs elevating to the second floor.







### Bedroom 2

11'6" x 9'9" (3.51m x 2.97m)

Enjoying a stunning aspect overlooking the golf course via a set of timber framed double glazed mullion windows. This room is also fitted with a central heating radiator, built-in wardrobes providing shelving and hanging space and housing the hot water cylinder.

### Bedroom 3

13'5" x 8'3" (4.09m x 2.51m)

Fitted with timber framed double glazed windows to the front elevation accompanied by mullion and stone window sills, a central heating radiator and built-in wardrobes providing shelving and hanging space.

### Bathroom

Furnished with a 4 piece suite comprising low flush WC, wash hand basin with mixer tap, a free standing bath with free standing mixer tap and hand shower attachment, together with a walk-in shower cubicle with rainwater head and thermostatic control. There are dual aspect timber framed double glazed windows, textured tiled splashbacks and tiled flooring incorporating under floor heating.

### SECOND FLOOR:

#### Landing

There are dual aspect timber framed double glazed mullion windows with stone window sills, window seat and a central heating radiator.

### Bedroom 4

7'5" max x 9'5" max (2.26m max x 2.87m max)

Fitted with dual aspect timber framed double glazed windows with timber shutters, a central heating radiator and a useful store cupboard with shelving.

### Master Bedroom

13'3" max x 16'5" max (4.04m max x 5.00m max)

Fitted with dual aspect timber framed double glazed mullion windows with stone window sills to the front and rear, exposed roof truss and 2 central heating radiators. There is also a free standing roll top bath with free standing monobloc mixer tap and hand shower attachment.

### En suite Shower Room

Furnished with a 3 piece suite comprising low flush WC with concealed flush, wall hung wash basin and walk-in shower cubicle with thermostatic control and hand shower attachment and recessed

shelving. There is a timber framed double glazed window overlooking the garden and tiled flooring incorporating under floor heating.

### Walk-in Wardrobe

4'6" x 10'8" (1.37m x 3.25m)

Fitted with shelving and hanging space and providing access to the loft via ceiling hatch.

### OUTSIDE:

To the front of the property there is a cobbled driveway which provides off road parking, a section of lawned garden and a set of Indian paved steps lead up to the front door. A gate gives access to the side of the property which in turn gives access round to the rear. To the side and rear there are beautiful and secluded cottage style gardens which incorporate a paved patio seating area, low maintenance pebbled areas and lawned garden with timber summer house. There is also a section of leased garden as detailed below.

### LEASED GARDEN:

There is a section of garden which is leased for £100 per annum (subject to review) this wonderful addition to the outside space has a pathway which leads up to a raised decked seating area from which to enjoy far reaching views. There are also 2 sheds, a chicken coop and a greenhouse. A gate at the top of the garden leads out to moorland and a further gate at the bottom of the garden leads into the adjacent woodland.

### ACCESS:

To the side of the house, gated access leads through to the adjacent woodland which is enclosed. A pathway at the top of the leased section of garden leads directly out to the moors which is ideal for dog owners or those who enjoy countryside/moorland walks.

### PLEASE NOTE:

- The property is run on spring water and the filtration system is located in the utility room.
- A septic tank is connected for sewerage which is located in the front garden adjacent to the raised lawned area

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.







#### DIRECTIONS:

Leave Huddersfield via Manchester Road (A62). Proceed through the traffic lights at Longroyd Bridge and pass under the viaduct to the traffic lights. Continue along Manchester Road and follow the road for approximately six miles. Approaching Marsden take a left hand turning into Fall Lane before taking your second left into Mount Road. Follow the road for approximately 1 mile, passing Marsden Golf Club on the left, after a short distance the property will be found on the right hand side identified by a Bramleys for sale board.

#### TENURE:

\*Freehold (\*section of garden held on a lease - as detailed above)

#### COUNCIL TAX BAND:

Band TBC

#### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### ONLINE CONVEYANCING SERVICES:

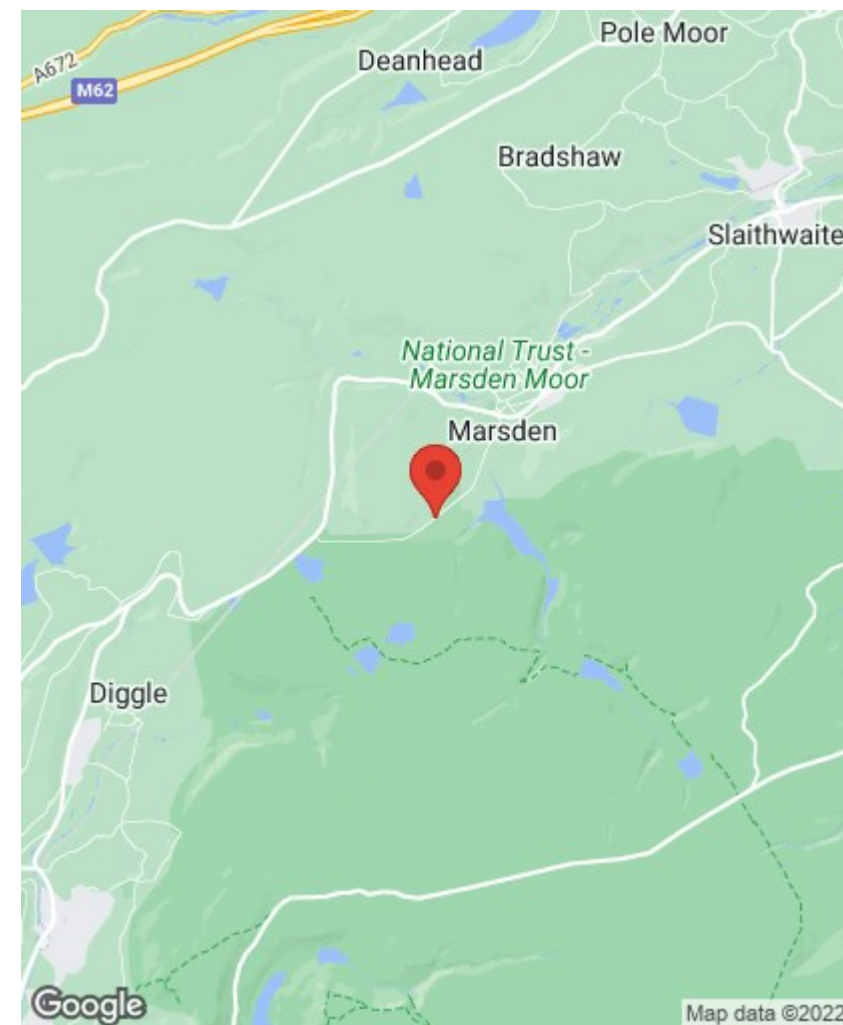
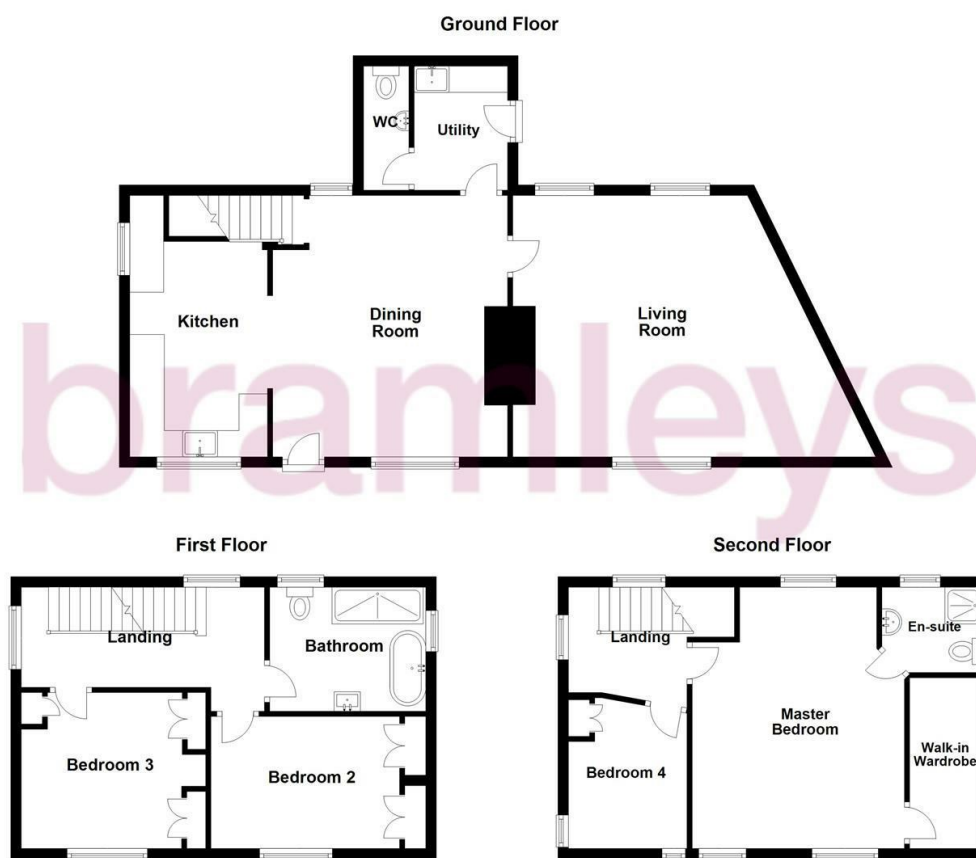
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.











#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains 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 insitu 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

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