

Charnock Bates

The Country, Period and Fine Home Specialist



53-55 Quarmby Fold  
Quarmby, Huddersfield, HD3 4YT



55



# 53-55 Quarmby Fold

Quarmby  
Huddersfield  
HD3 4YT

Offers over: £125,000



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## Summary Description

A unique opportunity to purchase this Grade II listed cottage providing characterful accommodation whilst retaining many period features throughout. Having accommodation set over two floors this ready to move into property would be of particular interest to the first-time buyer or those looking to work from home.

Internally the property briefly comprises; lounge and kitchen to the ground floor. Two bedrooms and house bathroom to the first floor. Externally the property benefits from a shared courtyard area with mature shrubs and seating providing an ideal place to relax.

## Location

Quarmby is a small district of Huddersfield about two miles west of the town centre above Ballroyd Clough which leads into the Colne Valley. There are a variety of local amenities close by which include shops, hairdressers, supermarkets, schools, restaurants and petrol station. Huddersfield Royal Infirmary is also a short distance away.

With excellent commuter links to Huddersfield town centre, along with access to the M62 motorway network giving access to the northern business centres of Manchester and Leeds. Rail links are served by stations in both Huddersfield and Brighouse which run regular services both regionally and throughout the UK.

Lindley is also located a short distance away which is one of the most sought-after residential areas with a HD postcode. Enjoying a vibrant social scene with a number of established bars and restaurants including the highly regarded restaurants the Manor House, Erics and Pax Burger, along with a selection of wine bars.





## General Information

A timber panelled entrance door leads through to the well-presented lounge benefiting from stone mullions windows to the front elevation, exposed beams, timber wall panelling, feature cast iron wood effect fireplace set within a stone hearth and under stair storage cupboard providing ample storage. A door leads through to the spacious kitchen boasting an extensive range of fitted base, drawer and eye level units in cream shaker style with contrasting wood effect laminate worksurfaces, inset stainless steel sink with mixer tap, tiled splashbacks, laminate wood effect flooring, dishwasher, electric oven, four ring gas hob and over head extractor hood. With two windows to the front elevation, plumbing for a washing machine, space for a free standing fridge/freezer and feature pot belly fireplace set within a stone hearth.

An open staircase from the lounge leads to the first floor landing which accesses the two bedrooms and house bathroom having a three piece suite comprising; low flush WC, wash hand basin with central mixer tap, panelled bath with overhead shower attachment and heated ladder towel rail. With stone mullion windows, tiled splashbacks and flooring. Both the principal bedroom and bedroom two benefit from stone mullion windows to the front elevation and feature cast iron fireplace.



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## Externals

Externally the property benefits from a shared courtyard area with mature shrubs and seating providing an ideal place to relax.

## Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

## Local Authority

Kirklees Council

## Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

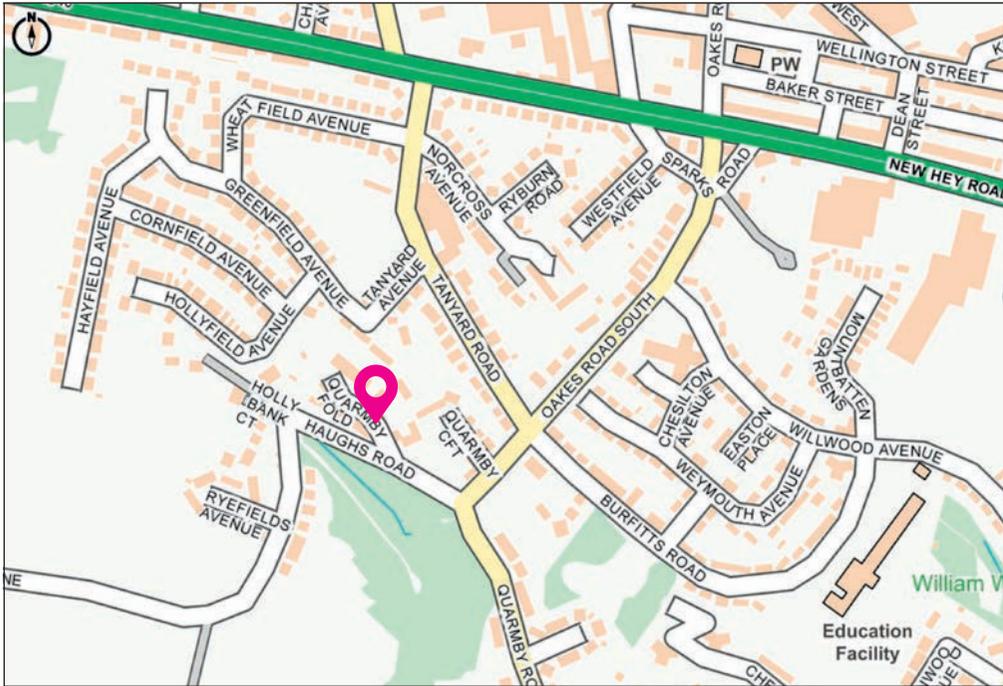
## Tenure

Freehold



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## Directions

From Halifax town centre proceed down Salterhebble hill and onto the Elland bypass, continue to the top and at the roundabout take the 2nd exit signposted to Huddersfield. Proceed on Halifax Road then take a right turn onto Birchencliffe Hill Road. Continue on until you reach the cross roads, head straight forward onto Lidget Street. Continue forward until taking a right turn onto Plover Road. Continue until reaching New Hey Road. Take a left turn then an immediate right turn onto Oakes Road. Continue forward then take a right turn onto Haughs Road until reaching Quarmby Fold on your right hand side as indicated by a Charnock Bates board.

For satellite navigation: **HD3 4YT**

## Local Information

### Nearest Stations

Huddersfield	2.4 miles
Brighouse	6.0 miles
Halifax	6.8 miles

### Nearest Schools

Salendine Nook High School	0.9 miles
Lindley Junior School	1.0 mile
Moorlands Primary School	1.5 miles

### Motorway Network

Junction 24, M62	2.2 miles
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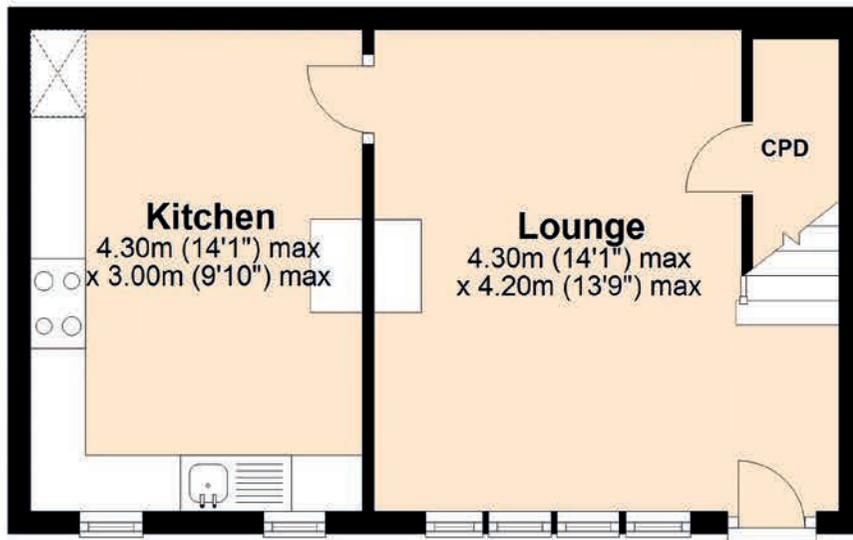


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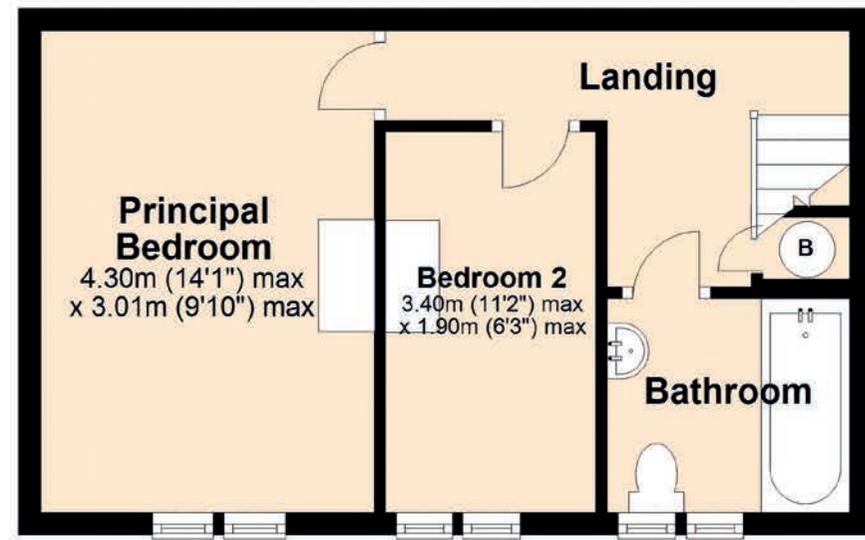


# Floor Plans

## Ground Floor



## First Floor



# Charnock Bates

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Property House  
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