

Peter David

Properties Ltd

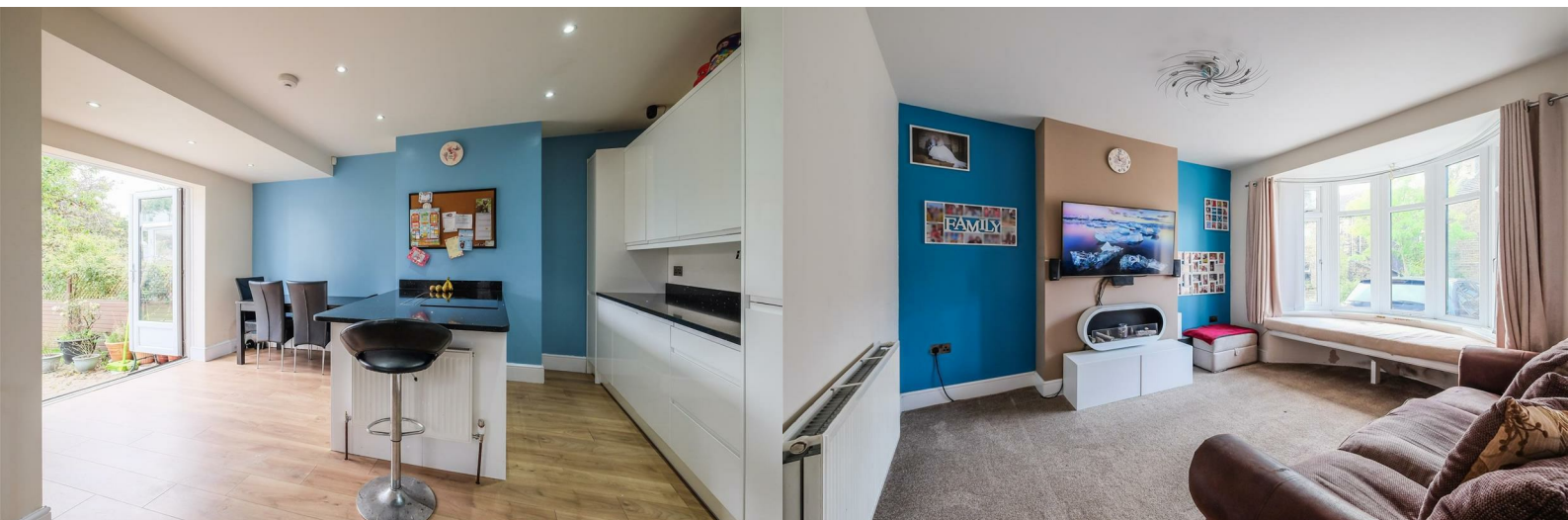
Residential Sales and Lettings



## 256 Quarmby Road

Quarmby, Huddersfield, HD3 4FA

Offers in the region of £260,000



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## Ground Floor -

### Entrance Hallway

Enter the property through a composite front door into the entrance hallway with a luxury deep pile neutral carpet. The hallway provides access to the living room, kitchen/diner, ground floor WC and stairs rise to the first floor accommodation .

### Living Room

This spacious and well appointed living room features a wall mounted Bioethanol fireplace offering an attractive focal point and a large PVCu bay window allowing plenty of natural light to flow in.

### Ground Floor WC

A useful partially tiled ground floor WC comprising; a WC and a wash basin.

### Open Plan Kitchen/Diner

Full of light is this fabulous open plan kitchen/diner with wood effect laminate flooring, PVCu French doors leading out to the rear garden and a breakfast bar! The high specification kitchen features white gloss wall and base units, quartz work surfaces and a black composite sink and drainer. Integrated appliances comprise; a 5 ring induction hob, a discreet worktop extractor fan, an electric oven and a fridge/freezer. There is also a free standing space for an appliance with plumbing for a dishwasher. Additionally, there is a large floor to ceiling storage cupboard, a PVCu window to the side aspect and a PVCu door leading out to the side aspect of the property.

### Utility Room

A useful utility room off of the kitchen with three spaces for appliances; one with plumbing for a

washing machine. There are two PVCu windows to the rear aspect.

## First Floor -

### Landing

The landing has a deep pile neutral carpet which flows throughout the first floor accommodation. There is also a loft hatch providing access to the fully boarded loft with electrics.

### Bedroom One

A generously sized master bedroom set to the front of the property with a PVCu window to the front elevation.

### Bedroom Two

A second good-sized double bedroom set to the rear of the property with a PVCu window overlooking the rear garden.

### Bedroom Three

A single bedroom with a PVCu window to the front elevation.

### House Bathroom

A stylish fully tiled house bathroom with Linoleum flooring comprising; a WC, a wash basin with a gloss storage unit, a bath with a rain head shower head and a glass screen and a wall-mounted mirrored storage cupboard. There are two PVCu privacy windows, one to the rear and one to the side elevation.

### Exterior

To the rear of the property is a large garden with a lawn and a surrounding composite fence. To the far end of the garden is a single detached garage suitable for storage purposes only. To the front of the property

is a resin driveway providing off-road parking for up to three cars.

### **Additional Land**

The garden is divided halfway by a fence and a gate which provides access to the rear end of the garden where you can find a further lawn and the single detached garage. This parcel of land is owned by the current vendor and is sold with the property included in the marketed price. At present this parcel of land is on a separate title plan. If you have any questions please contact the office on 01484817299.

### **Mortgages**

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### **Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales

particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



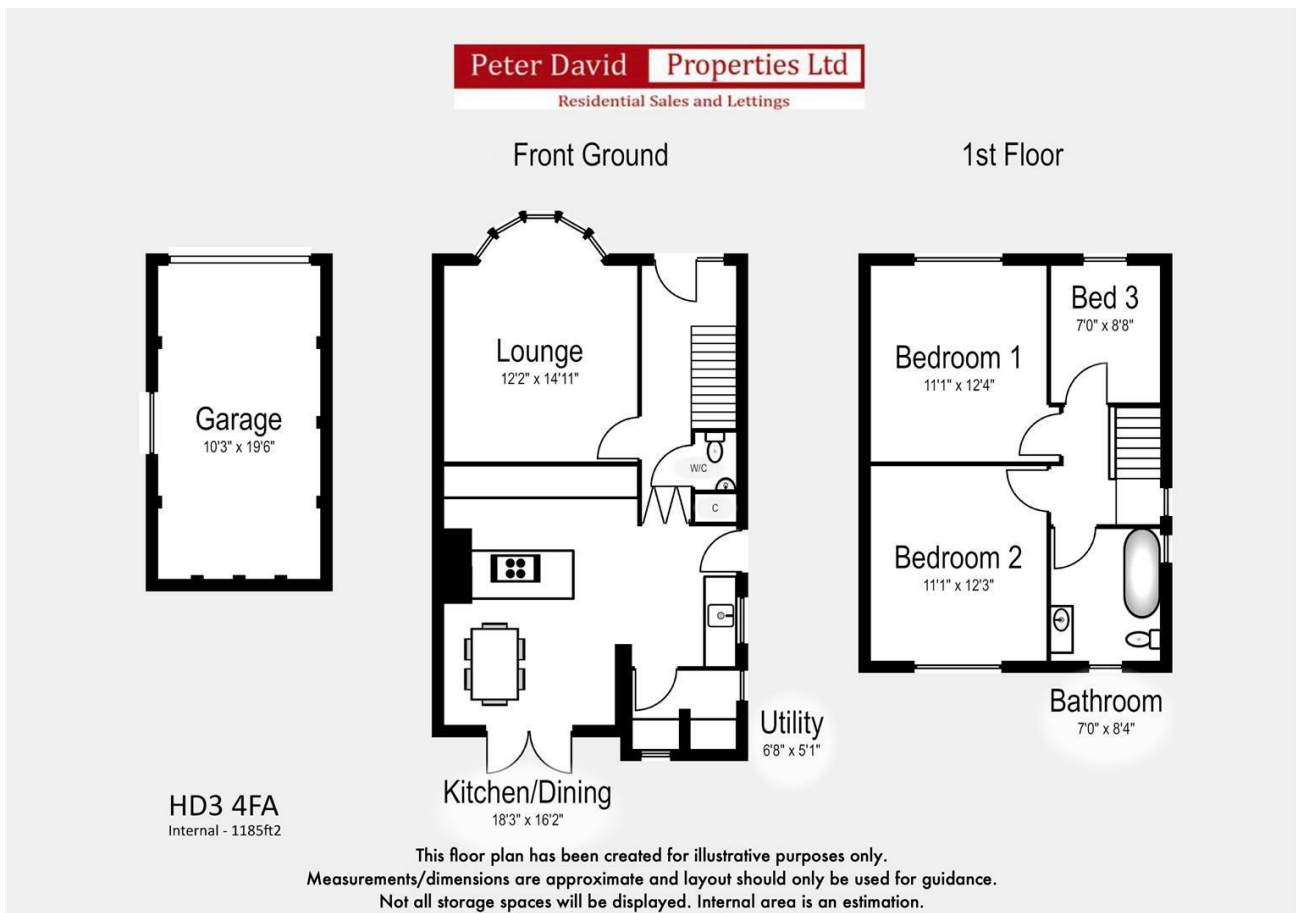
## Hybrid Map



## Terrain Map



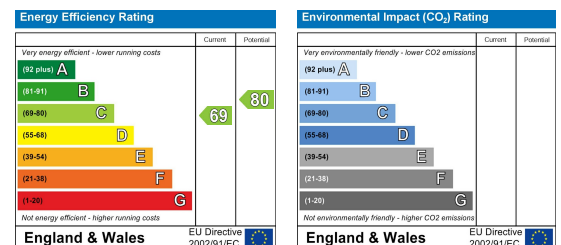
## Floor Plan



## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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