

Peter David

Properties Ltd

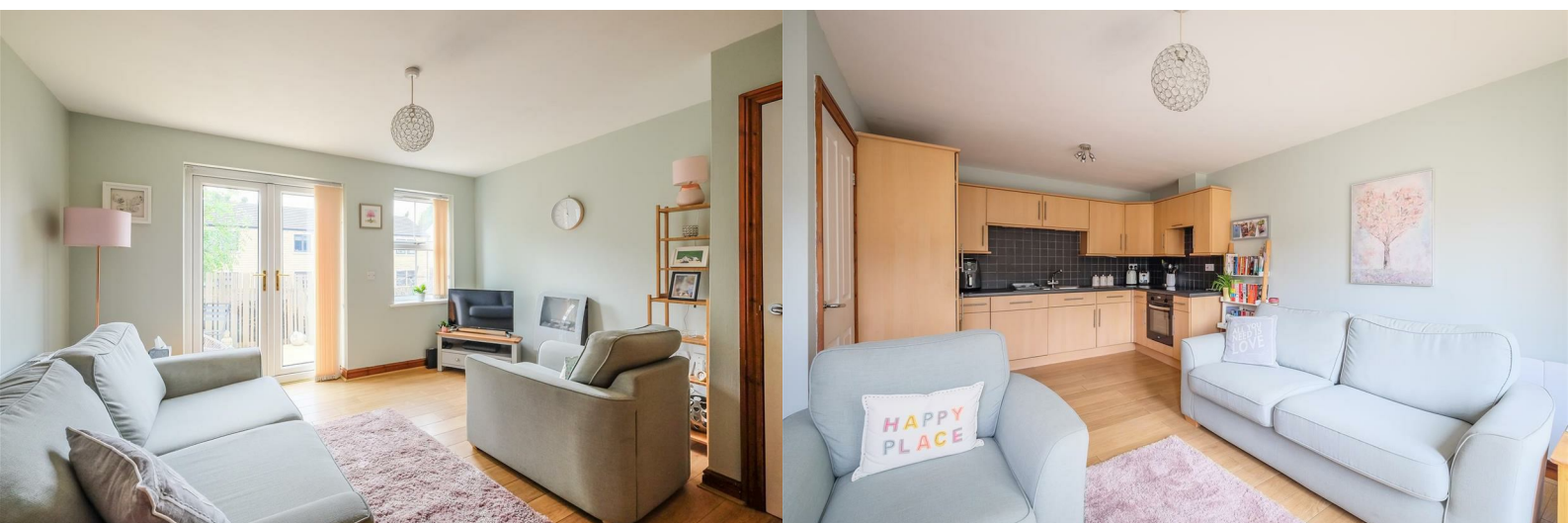
Residential Sales and Lettings



1G Quarmby Road

Quarmby, Huddersfield, HD3 4HQ

Offers in the region of £109,950



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Entrance Hallway

A PVCu door opens into an entrance hallway adorned with wood effect laminate flooring that flows throughout the property. The hallway features a spacious storage cupboard ideal for organising household essentials with a washing machine. From the hallway, you can access the open plan kitchen/living room, two double bedrooms, and the house bathroom.

Open Plan Kitchen/Living Room

A well appointed open plan kitchen/living room with PVCu patio doors opening out to the rear garden flooding the space with natural light. The kitchen comprises wood effect matching wall and base units, tiled splash backs, and laminate work surfaces. Integrated appliances include a 1.5 stainless steel sink and drainer, a electric oven, an electric hob, a extractor fan, a dishwasher and a fridge/freezer.

Bedroom One

A generously proportioned master bedroom with a PVCu window to the rear aspect.

Bedroom Two

A second good sized double bedroom set to the front of the property with a PVCu window.

House Bathroom

A modern fully tiled contemporary house bathroom comprising of a WC, a wash basin set in a white glass base unit, a large shower cubicle with a glass screen and a ceramic vertical towel rail.

Exterior

To the front of the property is a shared tarmacked driveway providing off road parking for one car.

(Shared with Apt 1H - each have one space). To the rear of the property is a enclosed paved patio area and a graveled garden area.

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

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Road Map



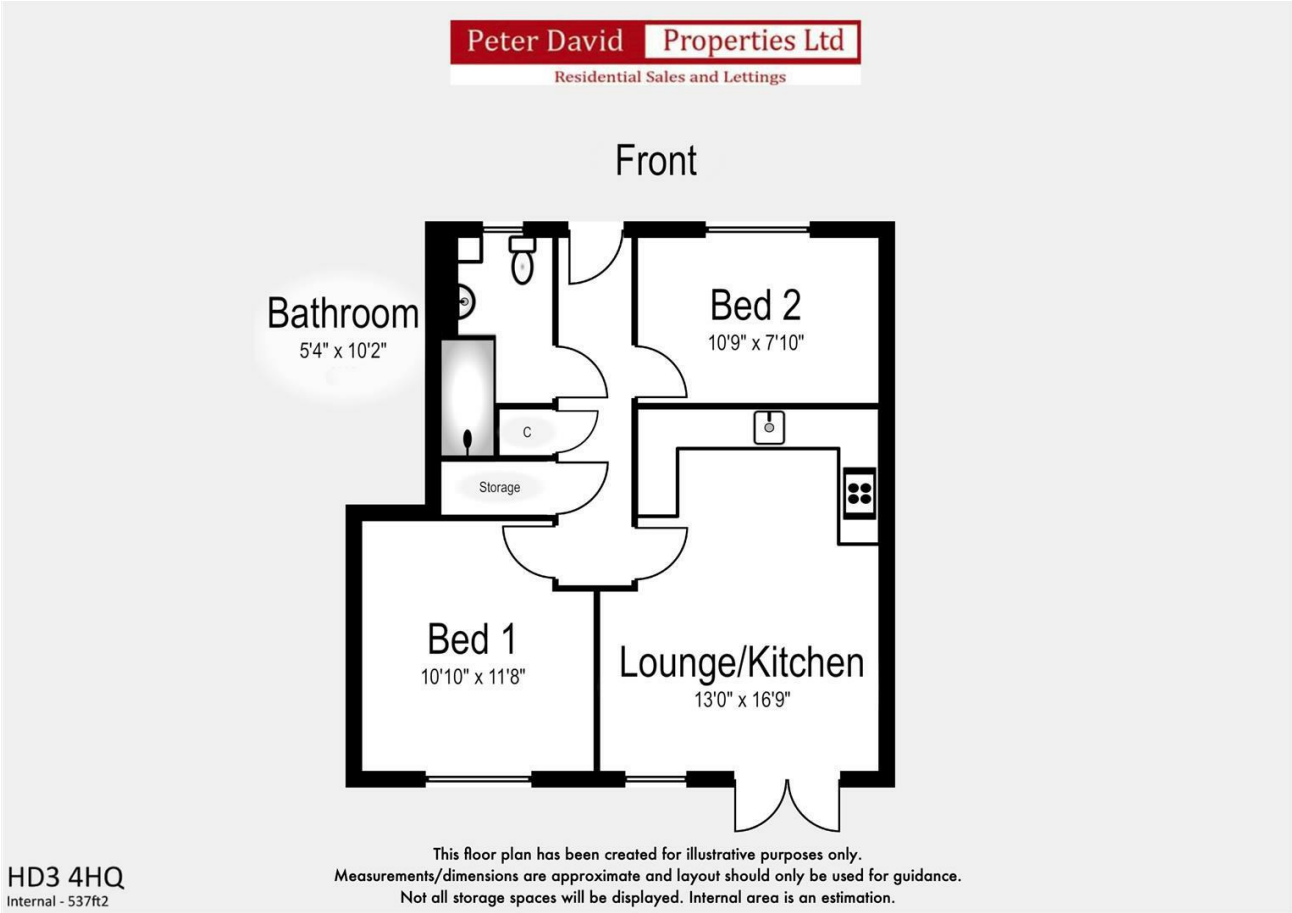
Hybrid Map



Terrain Map



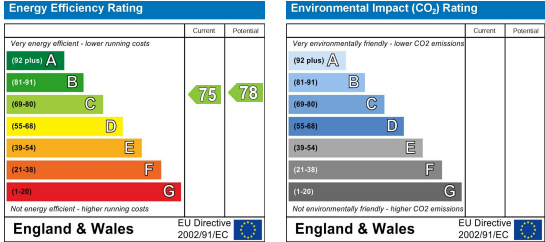
Floor Plan



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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk