Peter David Properties Ltd

Residential Sales and Lettings

302 Quarmby Road

Quarmby, Huddersfield, HD3 4YY

Offers in the region of £170,000

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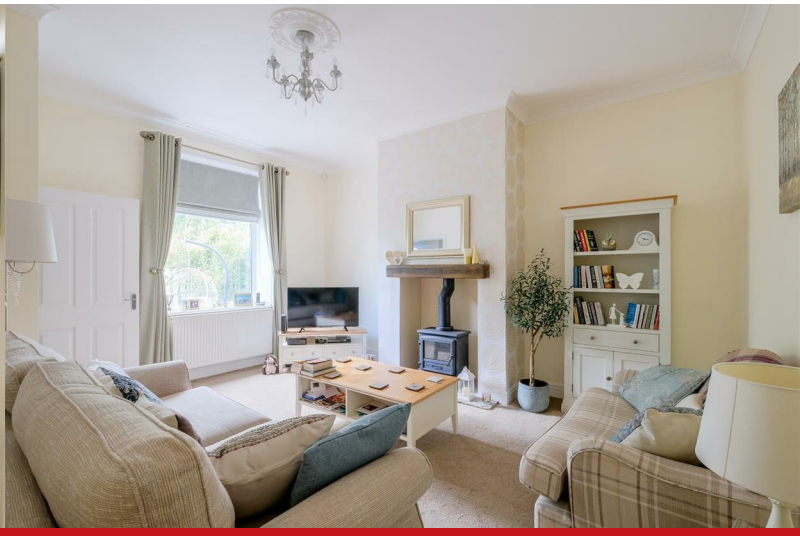

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Ground Floor:-

Entrance Porch
A useful PVCu porch with glass to three sides and decorative mosaic tiles.

Hallway
Accessed via a composite door into this characterful property. Carpeted stairs rise to first floor accommodation and access to the living room.

Living Room
A cosy living room with an inglenook fireplace housing a gas effect log burner on a stone hearth. Picture PVCu window to front aspect showcasing splendid views across to Longwood Edge. Access to lower ground floor.

Lower Floor:

Kitchen
Carpeted stairs lead down to the lower floor where there is a modern kitchen with laminate flooring. Matching hi-gloss cream wall and base units, tiled splash backs and laminate worksurfaces. Integrated appliances comprise of: an eye level electric oven, electric hob, an extractor, an under the counter fridge and a stainless steel sink and drainer. There is space for a washing machine and ample space for a dining table. Benefiting from a large under stairs alcove providing ample storage space. PVCu window to front.

Second Floor:

Master Bedroom
A stylish and relaxing spacious master bedroom with luxurious grey carpet. PVCu picture window to front elevation providing splendid views across to Longwood Edge.

Bathroom
Partially tiled house bathroom with laminate flooring. Comprising of: WC, a wash basin, a P-shaped bath with overhead shower and glass screen. PVCu window to front elevation.

Third Floor
Carpeted stairs rise to this amazing loft conversion.

Bedroom Two/Loft Conversion
An amazing space/second bedroom with huge potential benefiting from beams and a feature stone wall. Under eaves wardrobe space and storage. This room could be used for a variety of purposes. PVCu window to front elevation

Exterior
To the front of the property is a private and enclosed south facing garden with a raised patio area and raised beds. Stunning views across to Longwood Edge.

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.

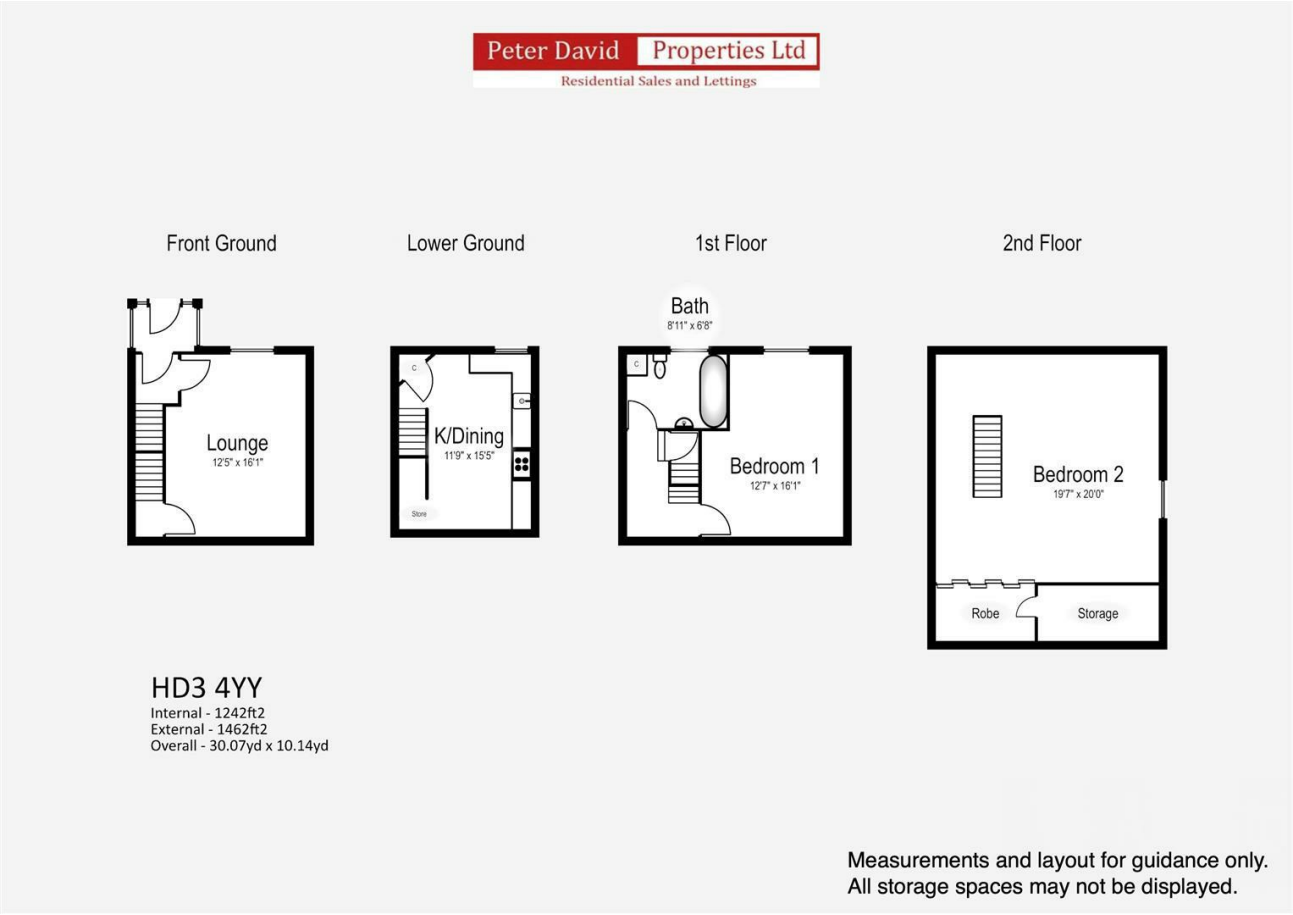
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

Road Map

Hybrid Map

Terrain Map

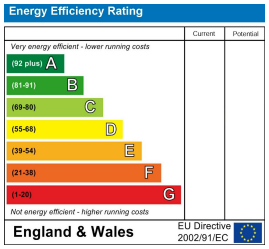
Floor Plan

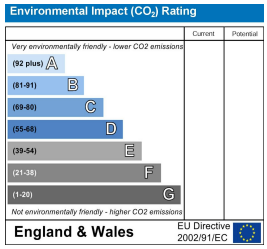


Viewing

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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