

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 113 Quarmby Road

Quarmby, Huddersfield, HD3 4EA

Offers in the region of £115,000



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## Entrance Vestibule

Enter via a PVCu door into the vestibule with grey carpet and stairs rising to the first floor accommodation. Access to the open plan living kitchen area.

## Open Plan Living with Kitchen and Living Area

This open plan living space is bright and spacious with a wall mounted feature electric fire taking pride of place. A modern kitchen with a tiled flooring, matching wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of: a single oven, an electric hob, an extractor, an under the counter fridge and freezer and a dishwasher. Also benefiting from a 1.5 ceramic sink. PVCu window to front and rear.

## Landing

Access to both bedrooms and a house bathroom. Benefiting from a large storage cupboard.

## Bedroom One

A double bedroom with fitted wardrobes. PVCu window to front aspect.

## Bedroom Two

A further double bedroom with PVCu window to rear elevation.

## House Bathroom

A partially tiled bathroom with vinyl flooring. Comprising of: WC, wash basin, bath with overhead shower and glass screen. PVCu privacy window to rear elevation.

## Exterior

To the front of the property there is a garden with a

lawn and raised beds. There is a tarmac driveway with off-road parking for two cars.

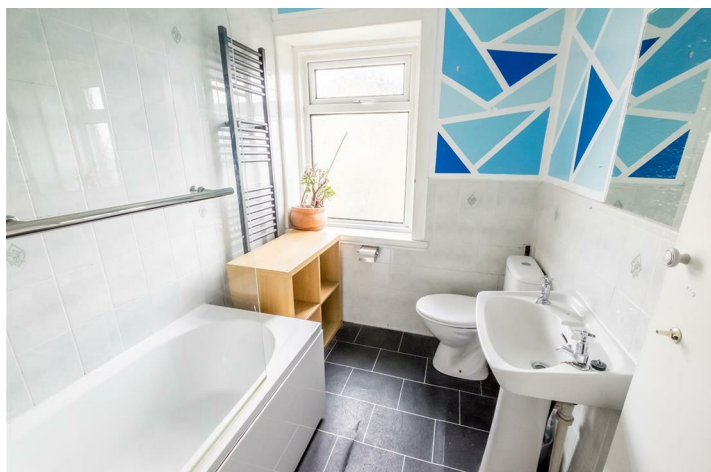
## Mortgages

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

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## Road Map



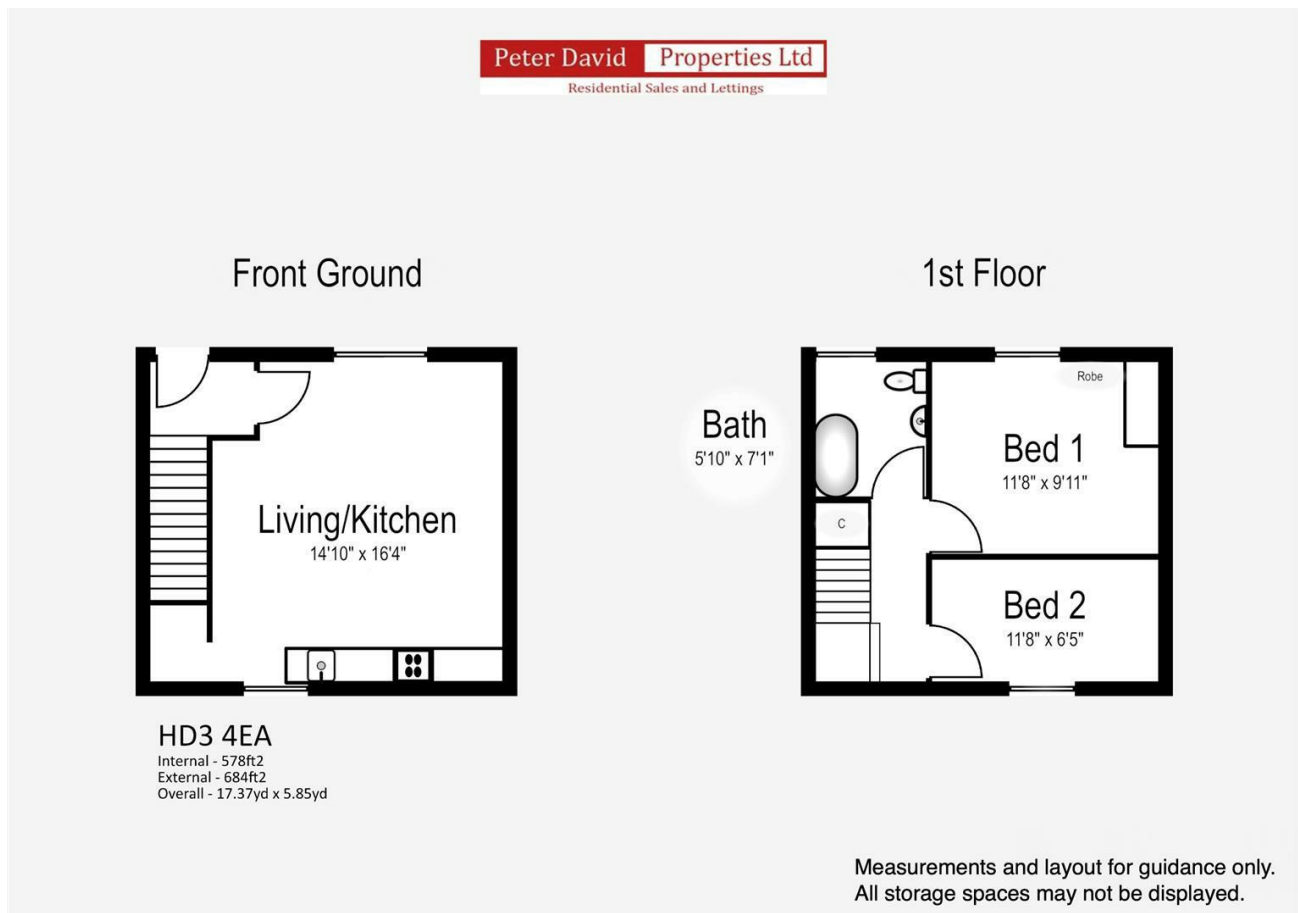
## Hybrid Map



## Terrain Map



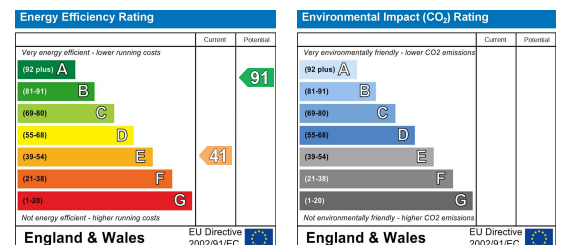
## Floor Plan



## 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.

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