Peter David Properties Ltd

Residential Sales and Lettings

6 Reinwood Avenue

Quarmby, Huddersfield, HD3 4DP

Offers in the region of £375,000

4 3 2 D

6 Reinwood Avenue

Quarmby, Huddersfield, HD3 4DP

Offers in the region of £375,000

Ground floor -

Entrance Porch
Enter this property via a composite door into this useful porch with stylish tiled flooring, seating area and stonework. PVCu window to three sides. Access to hallway via a wooden door.

Entrance Hallway
A hallway with laminate flooring and PVCu window to side aspect. Access to the living room, open plan kitchen diner and ground floor WC. Carpeted stairs rise to the first floor accommodation.

Groundfloor WC
A modern and useful groundfloor WC with tiled flooring. Comprising of a concealed cistern WC, and a wash basin with tiled splashback. PVCu window to side aspect.

Living Room
To the front of the property is this large and bright living room with a neutral carpet and a feature inset gas stove sat on a stone hearth with beamed lintel making an ideal focal point. A large bay window provides and abundance of natural light and benefits from underneat built in storage with seating.

Kitchen/diner
This stunning room, recently benefiting from a new extension, is the heart of this home and provides a perfect space to entertain, as well as relax in. The kitchen area has grey matching wall and base units, white quartz worksurfaces and white quartz splashbacks. Integrated appliances comprise of two eye level electric ovens, an induction hob and a wine cooler. There is an abundance of storage with one unit providing plumbing for a washing machine. There is space for an American fridge/freezer. A large island with granite worktops, an inset stainless steel sink and seating for three people takes pride of place. There is ample space for a large dining table, which sits under a lantern roof and bi-fold doors open out to the rear garden. Benefiting from a large seating area with a stone inglenook fireplace housing a muti fuel stove makes this room the hub of the house.

Second floor -

Landing
Carpeted stairs rise to the first floor landing with PVCu window to side elevation. A feature curved spindle balustrade leads you to stairs to the third floor. Access to all bedrooms and house bathroom

Master Bedroom
A large and spacious double bedroom with floor to ceiling fitted wardrobes. Benefiting from a neutral carpet and bay window to front aspect.

Bedroom Two
To the rear of the property is second spacious double bedroom with fitted wardrobes and a neutral carpet. Access to en-suite.

En-Suite
A luxury patially tiled en-suite with tiled flooring. Comprising of: a WC, a wash basin and a walk in shower with rainhead shower and hand held shower attachment. Benefiting from a chrome towel rail and Velux window.

Bedroom Three
A third single bedroom, currently used as an office, but could be used for a variety of purposes. Benefiting from a neutral carpet and Velux window.

House Bathroom
A fully tiled luxury house bathroom with tiled flooring. Comprising of: WC, wash basin with vanity unit, a P-shaped bath with overhead shower, rainhead shower, hand held

shower attachment and glass screen. Benefiting from a chrome towel rail, grey vertical radiatior and PVCu window to side aspect.

Third Floor -

Stairs rise to the third floor with two PVCu windows to side aspect.

Bedroom Four

This fourth bedroom is the full length of the property and benefits from a neutral carpet, under eaves storage and fitted wardrobes. Two Velux windows provide plenty of natural light.

Exterior

To the front of the property is a tarmac driveway providing off-road parking for three cars. Indian sand stone paving goes down the side of the property to the rear. To the rear is a private and enclosed garden with a lawn and Indian sand stone patio areas, ideal for entertaining.

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

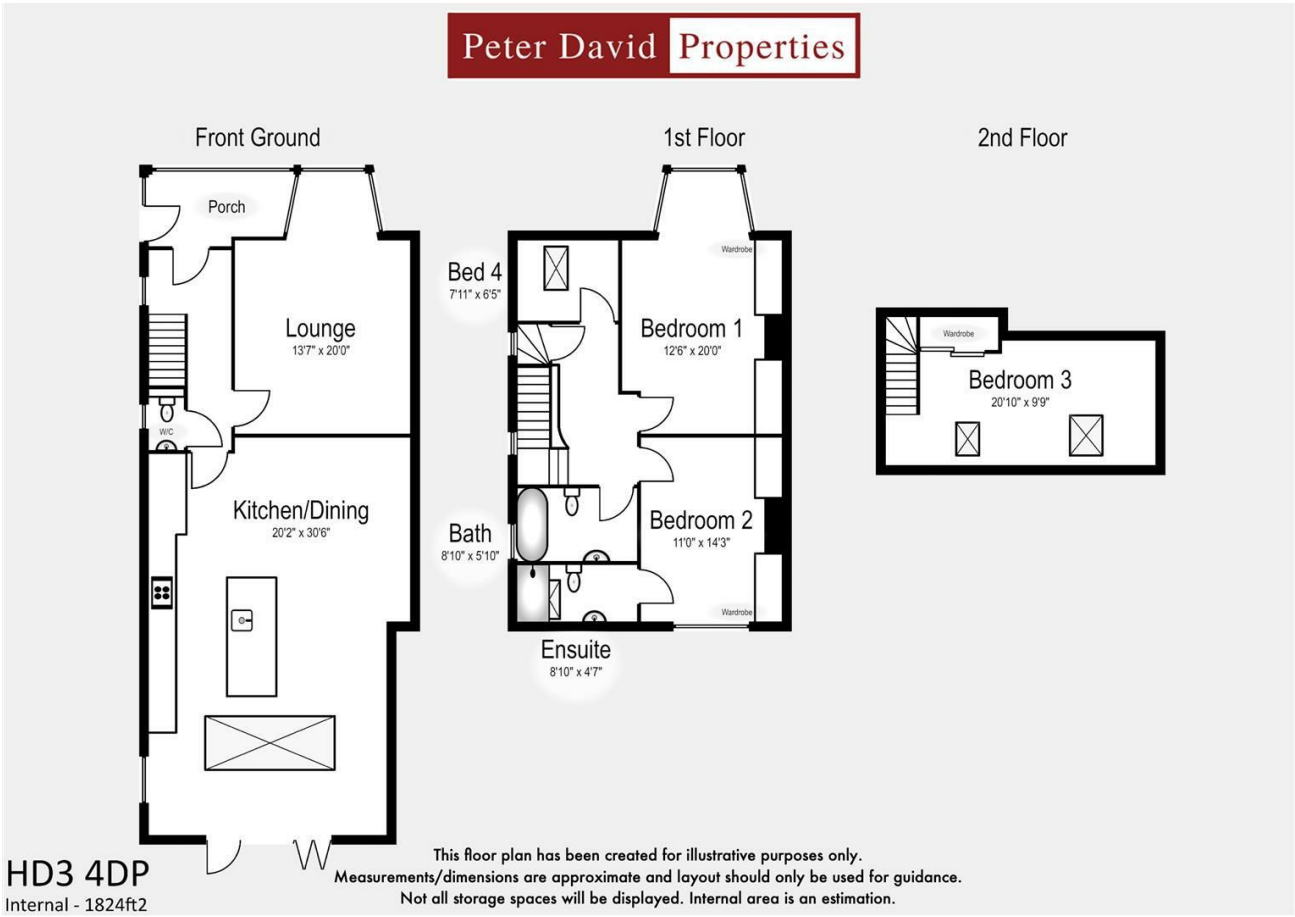
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

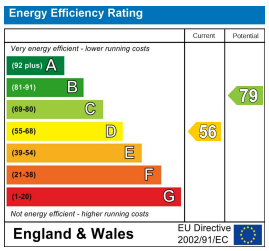
Floor Plan

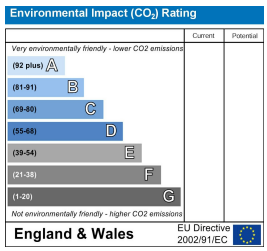


Viewing

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.

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

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

102 Commercial Street
Brighouse HD6 1AQ

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

20 New Road
Hebden Bridge HX7 8EF

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

213 Halifax Road
Huddersfield HD3 3RG

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