

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 51 Quarmby Fold

Quarmby, Huddersfield, HD3 4YT

Offers in the region of £125,000



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## Ground floor -

### Entrance Hall

Enter the property via a composite stable door with a glass panel to the top. There are stairs rising to the first floor and an internal door leading into the living room. There is coil matting to the floor and an exposed beam to the ceiling.

### Living Room

A spacious living room with an Inglenook stone fireplace housing a multi-fuel stove. There is a large PVCu window to the front aspect and a grey carpet flows throughout. The room has exposed beams to the ceiling giving the room a traditional feel.

## Lower ground floor -

### Kitchen

A galley kitchen with sage green base units, laminate worktops and a tiled wall to the rear. Integrated appliances comprise; a Bosch electric oven, a Bosch ceramic hob, a dishwasher and there is also space for three freestanding units including plumbing for a washing machine. There are grey ornate vinyl tiles to the floor and a ceramic sink. A breakfast bar provides a useful dining space and wooden stairs lead up to the ground floor.

## First floor -

### Landing

Providing access to the bedrooms and bathroom and also features a built in storage cupboard over the stairs. A neutral carpet flows throughout and a loft hatch provides access to a partially boarded loft space.

## Bedroom One

A double bedroom with a PVCu window to the front aspect and a built in wardrobe to the alcove.

## Bedroom Two

A single bedroom with a PVCu window to the rear aspect.

## Bathroom

A fully tiled bathroom comprising a WC, a wash basin set on a vanity cupboard and a curved bath with overhead shower and screen. There is a PVCu privacy window to the front aspect, a chrome towel rail and vinyl tiles to the floor.

## Exterior

There is a paved yard to the front of the property with a surrounding stone wall.

## 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



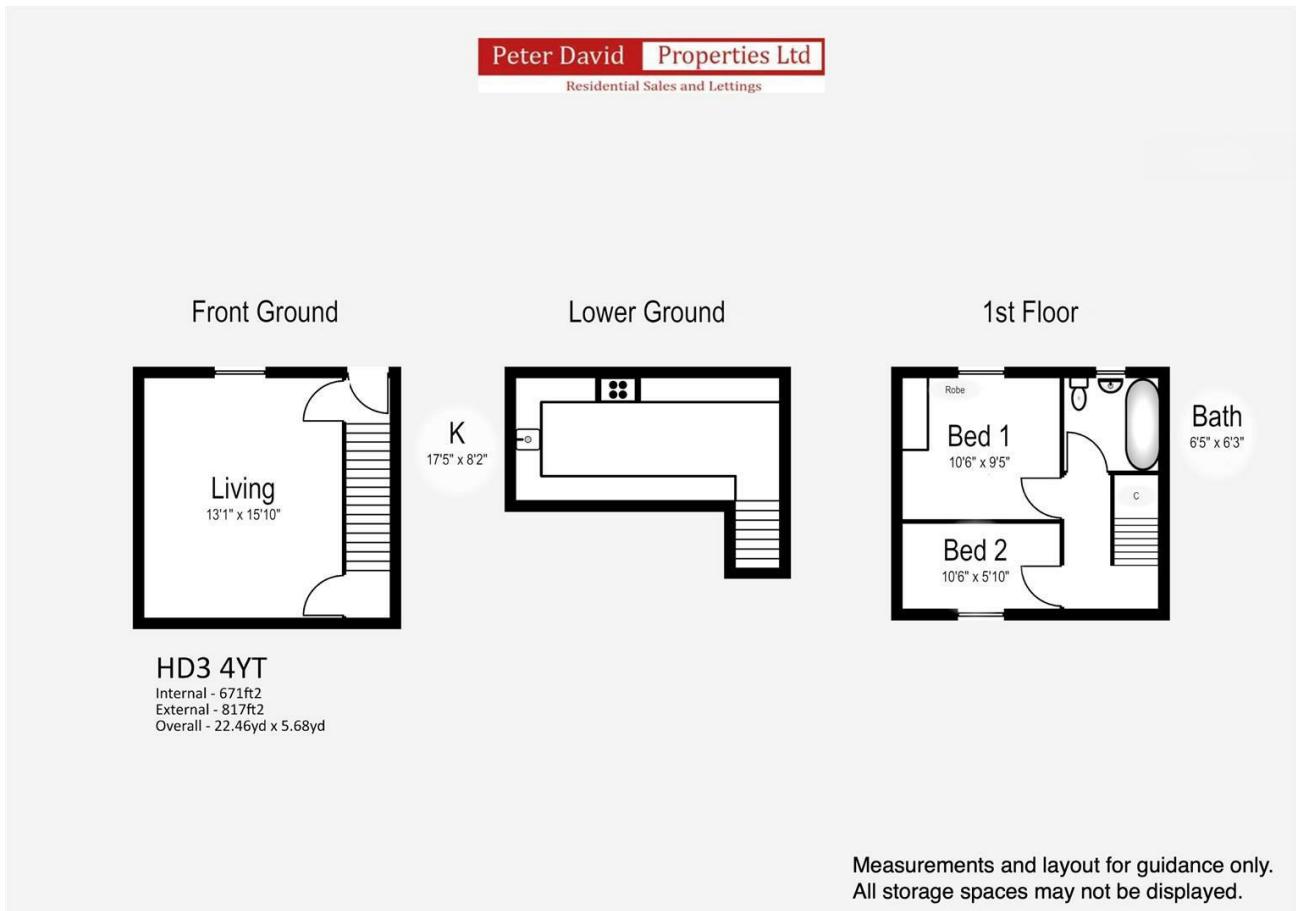
## Hybrid Map



## Terrain Map



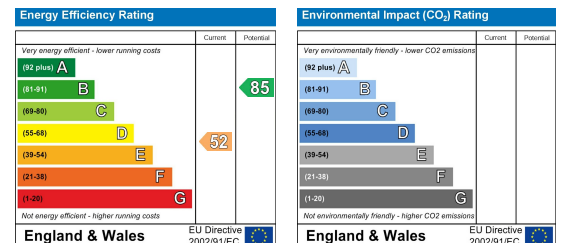
## Floor Plan



## 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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