

Peter David

Properties Ltd

Residential Sales and Lettings



## 225 Quarmby Road

Quarmby, Huddersfield, HD3 4FB

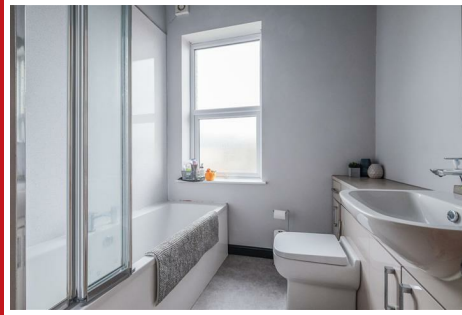
Offers in the region of £160,000



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## Entrance Vestibule

Enter the property through a composite door into the entrance hallway with coir matting to the floor. Access to the living room and the kitchen. Carpeted stairs rise to the first floor.

## Living Room

A carpeted large living space with an inset fireplace and benefitting from a state of the art log burner making an ideal focal point and the hub of the home. PVCu window to front aspect.

## Kitchen

To the alternate side of the ground floor is the kitchen with vinyl flooring and matching wall and base units with laminate wood effect worktops. Integrated appliances include: an oven and grill, a four ring gas hob, an extractor fan and a fridge. Access to the cellar/utility and a PVCu window to the front aspect.

## Cellar/Utility

A fully equipped spacious Cellar/Utility with composite flooring. Comprising of a wash basin, unit with laminate work surface and freestanding spaces for a further fridge and a freezer as well as plumbing for a washing machine. A PVCu window for ventilation.

## Landing

A carpeted staircase rises to the first floor which provides access to the two bedrooms and the house bathroom.

## Bedroom One

A carpeted generously sized and tastefully decorated double bedroom with a fitted wardrobe. A PVCu window to the front aspect.

## Bedroom Two

A second carpeted double bedroom which provides access to the loft space. A PVCu window to the front aspect.

## Bathroom

A modern house bathroom with acrylic panelling, vinyl flooring. Comprising of: WC, wash basin and bath with overhead shower and glass screen and a ceramic towel rail. A PVCu privacy window to the front aspect. Benefitting from an array of storage options and a wall mirror.

## Exterior

To the front of the property is a stone path with lawns to either side and herbaceous borders.

## Mortgages (Paragraph)

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 ( Paragraph)

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.

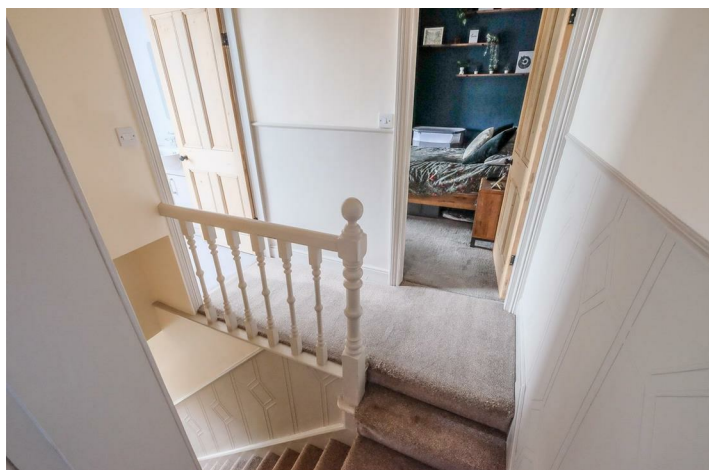
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



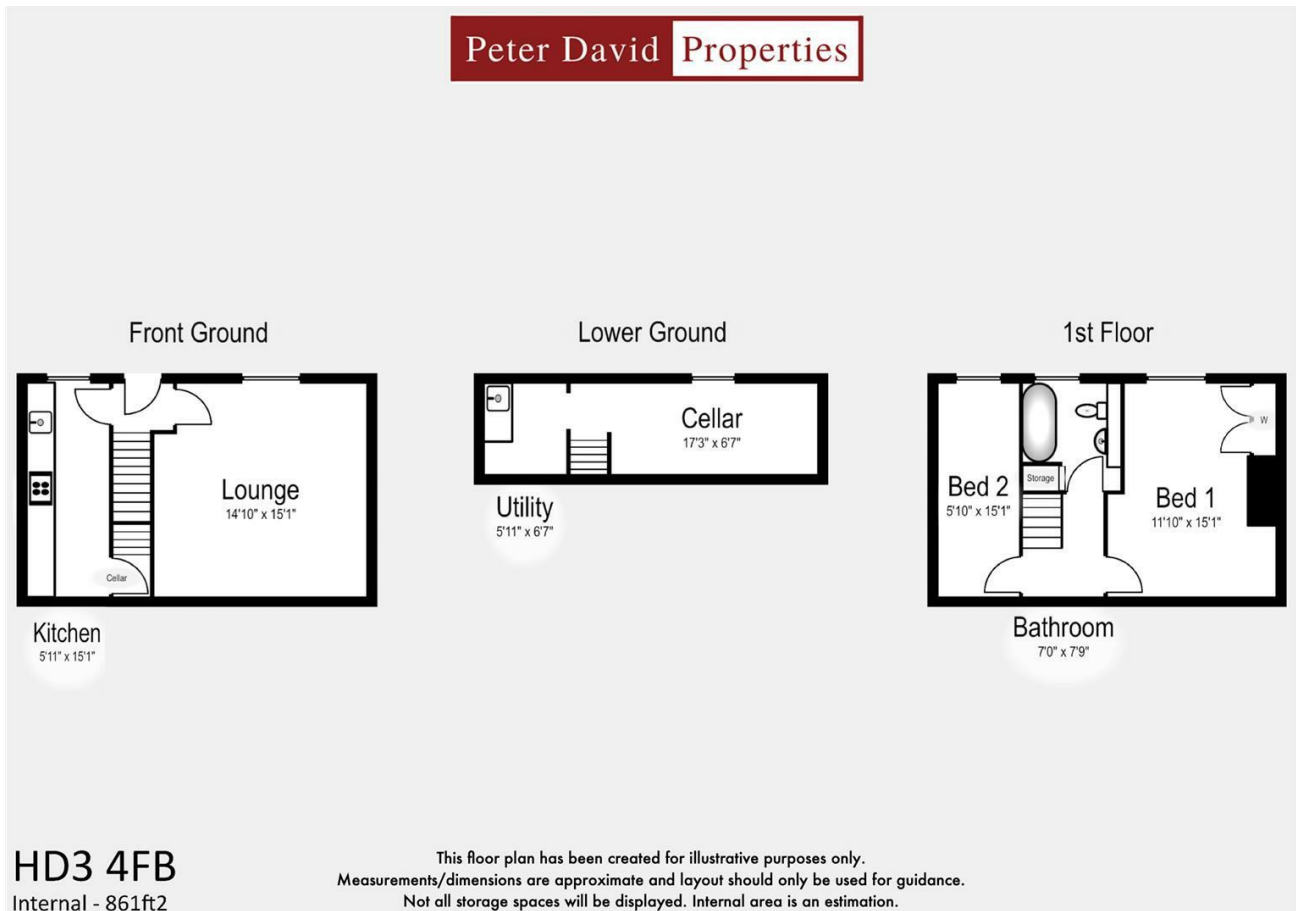
## Hybrid Map



## Terrain Map



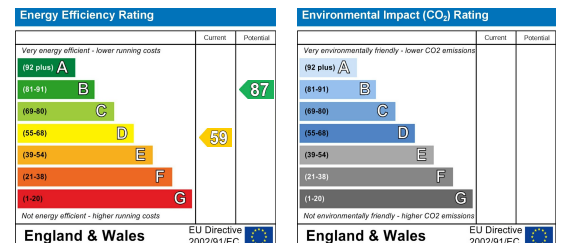
## Floor Plan



## 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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