Peter David Properties Ltd

Residential Sales and Lettings

7 Quarmby Fold

Quarmby, Huddersfield, HD3 4YT

£125,000

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Ground Floor -

Entrance Hall
Access via a PVCu door into the entrance hallway with stairs rising to the first floor accommodation. Access to the living room. There is wooden laminate to the floor.

Living Room
A spacious living room with a PVCu window to the front aspect and a nuetral carpet throughout. A stone fireplace with wooden mantel and tiled hearth houses an electric stove.

Landing/Stairs
A useful utility area at the top of the stairs with plumbing for a washing machine and space for an additional freestanding appliance. There is a PVCu frosted window to the side aspect and stairs lead to the lower ground floor.

Lower ground floor -

Kitchen
A well equipped kitchen with grey base units, wooden worktops and a Belfast style sink. There is a PVCu window to the front aspect, an exposed brick wall and a modern, grey vertical radiator. Integrated appliances comprise; a fridge, a dishwasher, an oven, a gas hob and an extractor fan. Laminate flooring flows throughout and there is a useful storage cupboard housing the electric meter and fuse box.

Pantry
Situated off the kitchen is this useful pantry with surrounding shelves providing ample storage space.

First Floor -

Landing
A spacious landing with access to the bedrooms and house bathroom. There are solid oak doors to all these rooms and a neutral carpet flows throughout. The loft can also be accessed from the landing.

Bedroom One
Located at the front of the property, this double bedroom features fitted units to one wall housing wardrobes, overhead storage and a dressing table with mirror. There is a PVCu window to the front elevation.

Bedroom Two
A single bedroom with a PVCu window to the rear and a fitted wardrobe and overhead storage to one wall.

Bathroom
A fully tiled house bathroom with a WC, wash basin set in a vanity cupboard and a bath with overhead shower. There are wood effect tiles to the floor, a chrome towel rail and a PVCu frosted window to the front aspect.

Exterior
Located on a quiet lane with no through traffic, the property enjoys a peaceful setting and has gated stone steps leading to the front door. There is also a shared courtyard to the front

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

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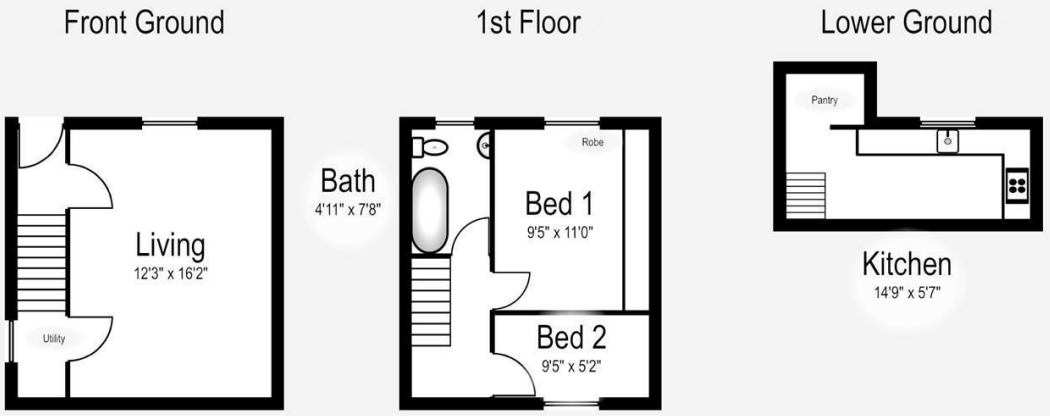


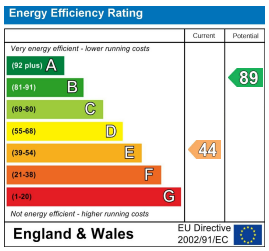
HD3 4YT
Internal - 578ft2
External - 711ft2
Overall - 20.51yd x 6.88yd

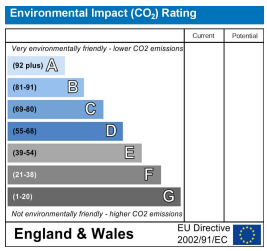
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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





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