Peter David Properties Ltd

Residential Sales and Lettings

161 Reinwood Road

Quarmby, Huddersfield, HD3 4DS

Offers in the region of £295,000

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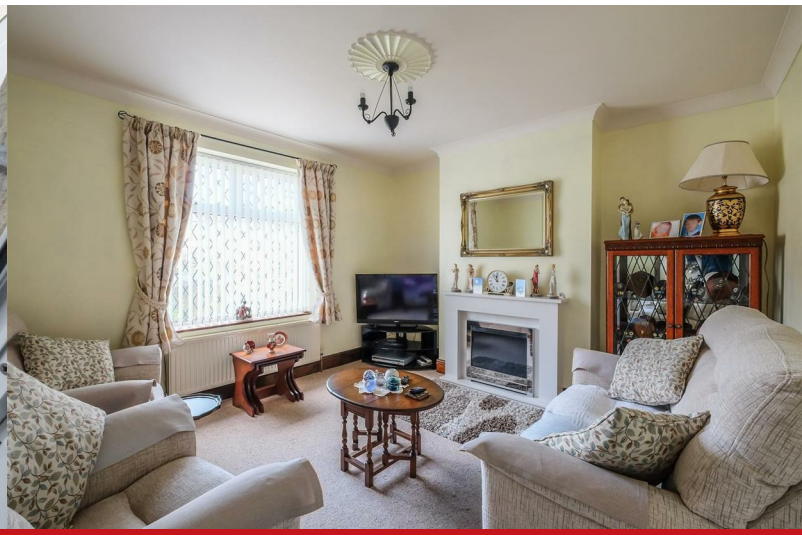

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* STONE BUILT DETACHED BUNGALOW * TWO BEDROOMS * POPULAR RESIDENTIAL LOCATION OF QUARMBY * ATTRACTIVE REAR GARDEN WITH SPLENDID VIEWS *

Peter David Properties are excited to present to the open market this STONE-BUILT DETACHED BUNGALOW situated in the popular residential location of QUARMBY. This property offers spacious accommodation with SPLENDID VIEWS to the rear offering the perfect private retreat.

The accommodation briefly comprises' an entrance porch, an entrance hallway, a living room, a kitchen/diner, a conservatory, a utility room, a house bathroom and two bedrooms. Beyond the interior is an attractive rear garden, where splendid views enhance the charm of this property. To the front of the property is a well-manicured lawn, a stone built wall and a RESIN DRIVEWAY providing off-road parking for up to TWO CARS!

Situated in the sought-after Quarmby locale, just a short drive from the vibrant Huddersfield town center, this property offers not just a home but a gateway to accessibility, with easy reach to cities like Leeds and Manchester via train or the M62 network. Plus, the presence of good schools in close proximity makes it an ideal choice for families.

BOOK YOUR VIEWING TODAY!

Entrance Porch
Enter the property via a composite front door into a welcoming entrance porch with laminate wood-effect flooring. Natural light floods the space through PVCu leaded-style windows on three sides. A PVCu door provides access into the entrance hallway.

Entrance Hallway
The entrance hallway provides access to the living room, the master bedroom, the second bedroom, the house bathroom and the kitchen. There is a loft hatch which provides access via a manually operated ladder to fully boarded loft with lighting, power and a velux window installed. You can also find the control for the smart heating system here.

Living Room
A well appointed living room with a decorative coving and a fireplace housing a modern electric fire offer an attractive focal point. There is a PVCu window to the front aspect.

Kitchen/Diner
Head towards the rear of the property to the generously sized kitchen/diner adorned with laminate wood-effect flooring. Cream wall and base units complement the space, enhanced by tiled splash backs, laminate work surfaces, and a sleek stainless steel bowl sink with a drainer. Integrated appliances include an electric oven, a grill, a electric hob, and an extractor fan. There is ample space for a dining table and a freestanding fridge/freezer. The kitchen seamlessly connects to the conservatory through PVCu French doors, while a convenient utility room is easily accessible to the side aspect.

Utility Room
A useful utility room with linoleum tiled effect flooring providing additional space for four freestanding appliances one of which has plumbing for a washing machine. There is a PVCu privacy window to the side aspect, a PVCu door leading to the rear garden and access to the integral garage.

Conservatory
A fabulous conservatory with PVCU windows to three sides providing splendid views over the rear garden and land to the side of the property. The space serves as a second reception room with PVCu French doors providing access to the rear garden.

Master Bedroom
A double bedroom set to the front of the property benefiting from built in wardrobes with a vanity table. There is a PVCu window to the front aspect.

Bedroom Two
A small double bedroom positioned to the rear of the property benefiting from newly fitted wardrobes with sliding doors. There is a PVCu window overlooking to rear garden.

House Bathroom
A partially tiled house bathroom with tiled flooring

comprising of a three piece suite; a corner shower cubicle with a glass screen, a concealed cistern WC, and a wash basin set in a white gloss base unit. There is the added benefit of a chrome towel rail and a PVCu privacy window to the rear.

Exterior

At the forefront of the property is an appealing resin driveway offering off-road parking for two cars. A single integral garage equipped with an up-and-over door adds to the convenience. The front aspect is adorned with a lawn and a charming stone-built wall. Moving to the rear, there is a generously sized and well-manicured lawn with complementing trees and shrubs. Additionally, there is a timber decking area and a timber shed. The rear garden presents a splendid outlook offering a private retreat to relax.

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

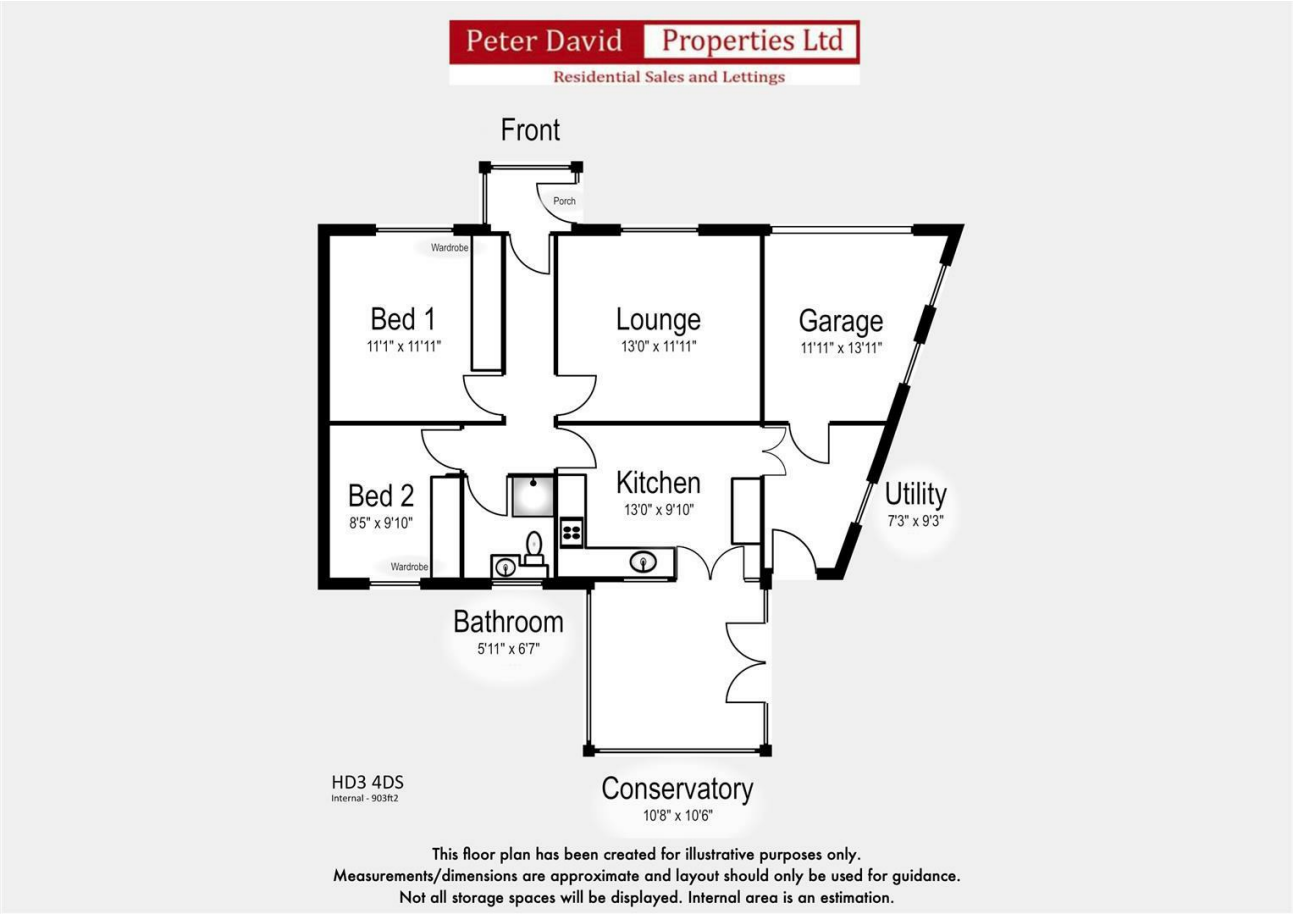
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

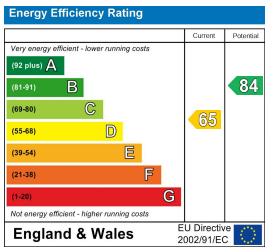
Floor Plan

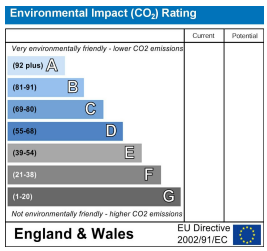


Viewing

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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