

# Peter David

# Properties Ltd

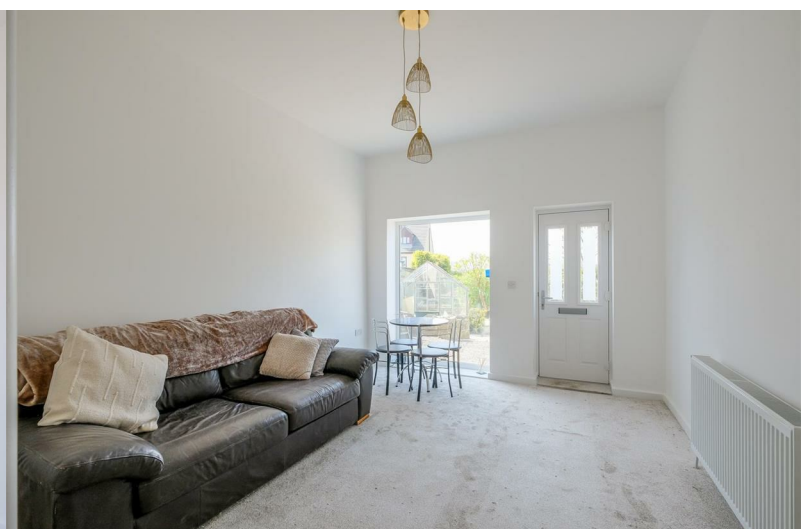
Residential Sales and Lettings



## 73 Quarmby Road

Quarmby, Huddersfield, HD3 4EA

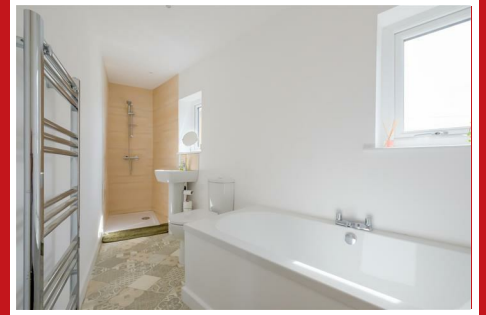
Offers in the region of £275,000



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Quarmby, Huddersfield, HD3 4EA

**Offers in the region of £275,000**



## Ground floor

### Living Room

Enter the property via a composite door directly into the living room. A brand new neutral carpet flows throughout the property. A large PVCu window overlooks the rear garden. Access to the kitchen and utility room.

### Kitchen/Diner/Family Room

This stunning kitchen diner truly is the hub of the home. The kitchen area has vinyl flooring, modern matching wall and base units and boasts a central island with stylish overhead contemporary lighting and an inset a 1.5 stainless steel sink and drainer. Integrated appliances comprise of an electric oven, an electric hob, an extractor fan and a dishwasher. There is space for one free standing appliance. The dining/family area has a brand new neutral carpet, two Velux windows and PVCu patio doors lead out to the splendid rear garden.

### Cellar

A useful cellar providing storage space.

### Utility/WC

A useful utility/WC room with laminate work surfaces and shelving. There are two free standing spaces for appliances and a WC. PVCu window to side aspect.

### First Floor

#### Landing

Stairs rise to the first landing. Access to both double bedrooms and house bathroom.

#### Bedroom Two

A large double bedroom with brand new neutral

carpet and PVCu window overlooking the rear garden. Splendid views can truly be appreciated from this room.

#### Bedroom Three

A second large double bedroom with PVCu window to rear elevation.

#### House Bathroom

A partially tiled spacious bathroom with vinyl flooring. Comprising of: WC, a wash basin, a bath and a shower. Benefiting from a chrome towel rail and two PVCu windows providing plenty of natural light

### Second Floor

#### Bedroom One

A large double bedroom having two Velux windows and characterful beams. Access to the en-suite.

#### WC

An useful WC with vinyl flooring and characterful beams. Comprising of: WC and wash basin. There is ample space for a bath and benefits from a chrome towel rail and a Velux window.

#### Exterior

Externally this property benefits from an abundance of outside space. Access to the property is on a private road leading up to the driveway with parking for three cars. There is a large garden with a lawn, raised beds and mature trees and shrubs. The garden has far reaching views and has potential to build an outbuilding.

#### 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



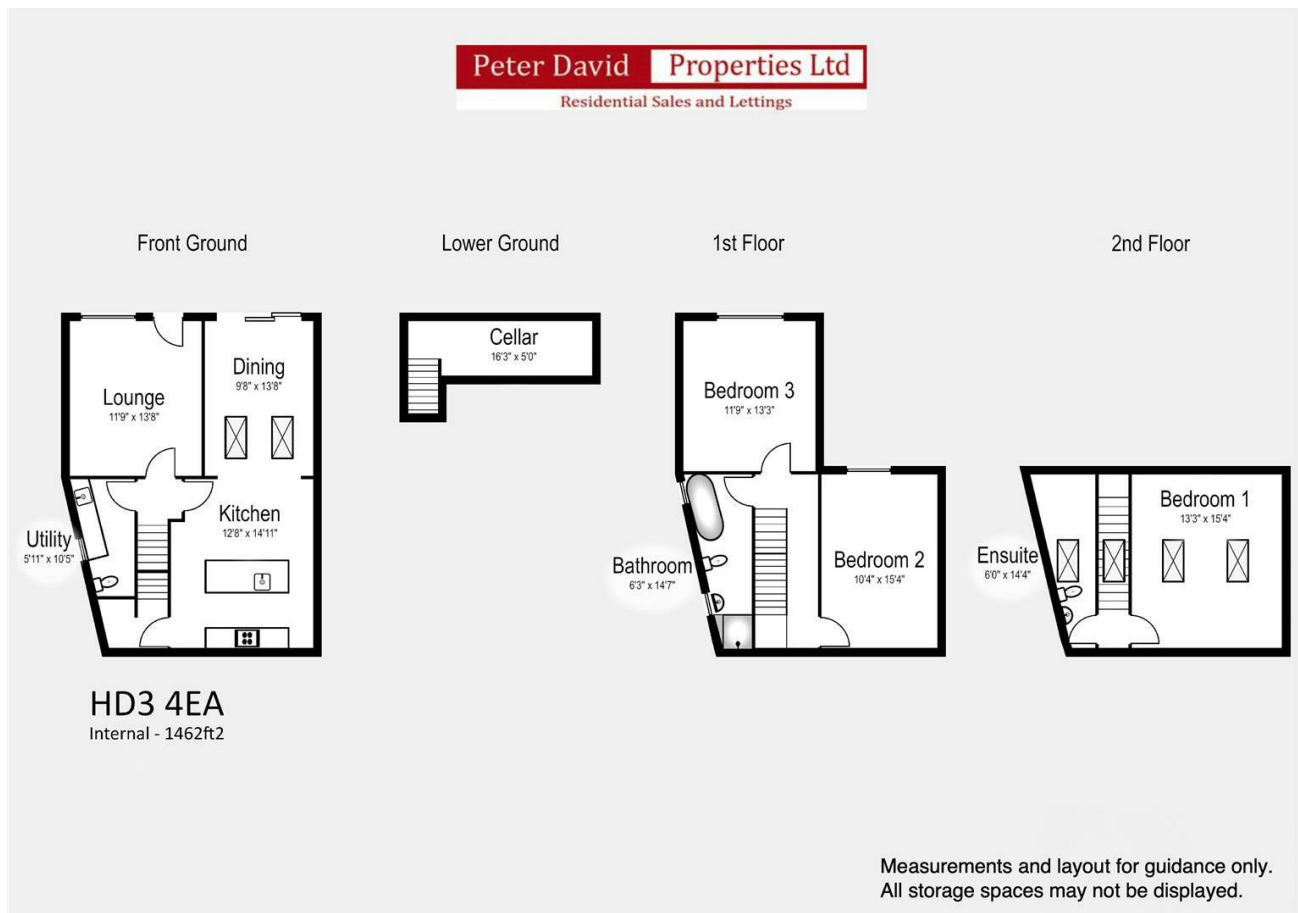
## Hybrid Map



## Terrain Map



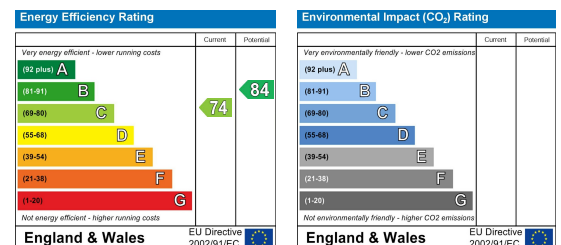
## Floor Plan



## 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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