



102 Cliffe End Road, Quarmby, Huddersfield, HD3 4FG  
£130,000

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## NO UPPER CHAIN

Situated off Cliffe End Road in Quarmby, this charming mid terrace house offers a delightful opportunity for first time buyers seeking a comfortable and modern home. Providing 790 square feet, this stone-built property features three good sized bedrooms, making it an ideal choice for young families or those downsizing alike.

Providing a modern fitted kitchen and bathroom, uPVC double glazing and electric wall heating. One of the standout features of this residence is the far reaching views to the front.

Conveniently located approximately 2.5 miles from Huddersfield town centre, residents will find themselves within easy reach of a variety of shops, restaurants, and local amenities.

In summary, this delightful three-bedroom mid-terrace house on Cliffe End Road presents an excellent opportunity for those looking to enter the property market. With its proximity to the town centre and the M62 motorway network, it is a must see for anyone seeking a new home in Huddersfield.

Energy Rating: TBA



## GROUND FLOOR:

A composite external door with sealed unit double glazed panel above gives access into:-

### Entrance Vestibule

With a wall mounted electric heater and access into the lounge.

### Lounge

14'1" x 14'9" (4.29m x 4.50m)

A spacious living room which has a uPVC double glazed window to the front which attracts superb far reaching views. There is an electric coal effect fire set onto a marble effect hearth and backdrop with Adams style fire surround and mantel. There are also built-in storage cupboards and an electric wall heater.

### Breakfast Kitchen

17'10" x 7'3" (5.44m x 2.21m)

Peacefully situated to the rear of the property, having a range of matching modern wall and base units with laminated work surfaces, part tiled walls and concealed lighting to the wall units. There is a 4 ring electric hob with split level oven and grill, plumbing for a washing machine, inset stainless steel sink unit with side drainer, wall mounted, electric heater, sunken LED lighting and a uPVC double glazed window. A timber and glazed access door leads out to the rear entrance porch and a further door gives access to the lower ground floor.

## LOWER GROUND FLOOR:

Cellar - providing useful additional storage space.

## FIRST FLOOR:

## Landing

### Bedroom 1

14'2" x 10'7" max inc wardrobes (4.32m x 3.23m max inc wardrobes)

Having fitted 4 door wardrobes with hanging and shelving facilities, wall mounted electric heater, wall light point and uPVC double glazed window to the front which provides superb far reaching views.

### Bedroom 2

10'2" x 7'4" (3.10m x 2.24m)

Peacefully situated to the rear of the property, having 2 single wardrobes to either side of the bedhead, with matching overhead storage cupboards. There is wood flooring, a wall mounted electric heater and a uPVC double glazed window.



### Bedroom 3

8'6" max x 5'8" min / 7'0" (2.59m max x 1.73m min / 2.13m)

An L-shaped bedroom which has a uPVC double glazed window with superb far reaching views, a wall mounted electric heater and bulk-head storage cupboards.

### Shower Room

Having a 3 piece white suite incorporating low flush WC, vanity wash basin with cupboards and drawer units beneath, and a double width walk-in shower cubicle which houses the Triton shower. There is a uPVC double glazed window and an electric heated chrome towel rail.

### OUTSIDE:

To the front of the property there is a Yorkshire stone flagged garden which provides superb far reaching views.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via Trinity Street (A640) and proceed straight ahead at the roundabout into Westbourne Road. Continue up the road to the Bay Horse roundabout, taking the first exit onto Reinwood Road. Follow this road to the cross roads and proceed straight ahead into Cliffe End Road.

Follow the road as it bears to the left and the property will be found after short distance, located within the terrace on the right hand side, set back from the road.

### TENURE:

Freehold

### COUNCIL TAX BAND:

A

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

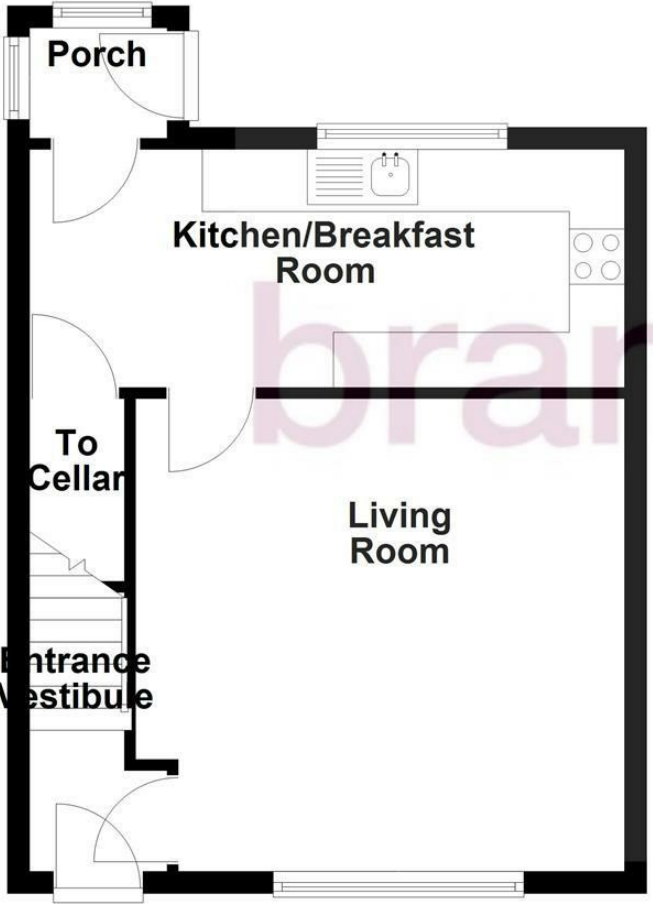
### VIEWINGS:

Please call our office to book a viewing on 01484 530361.

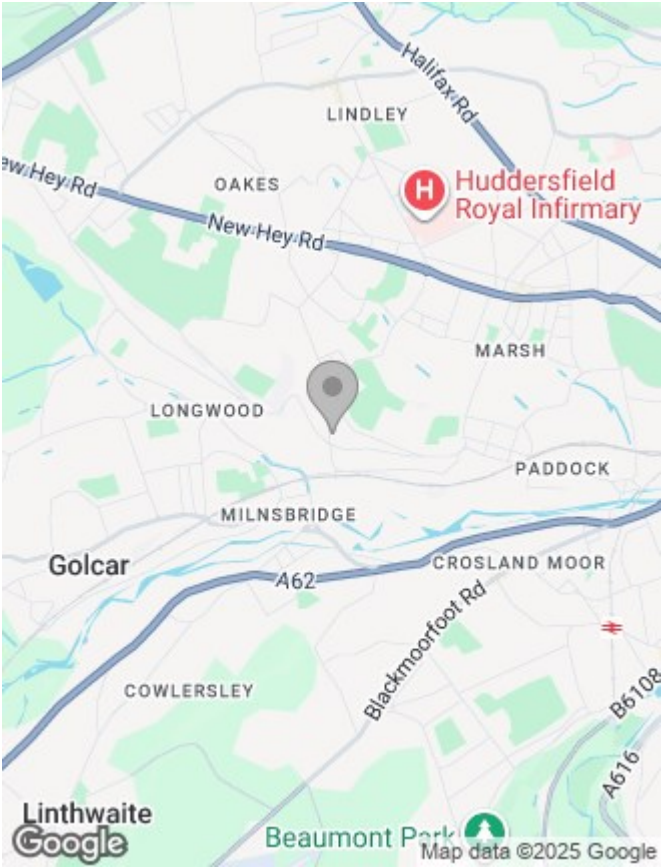
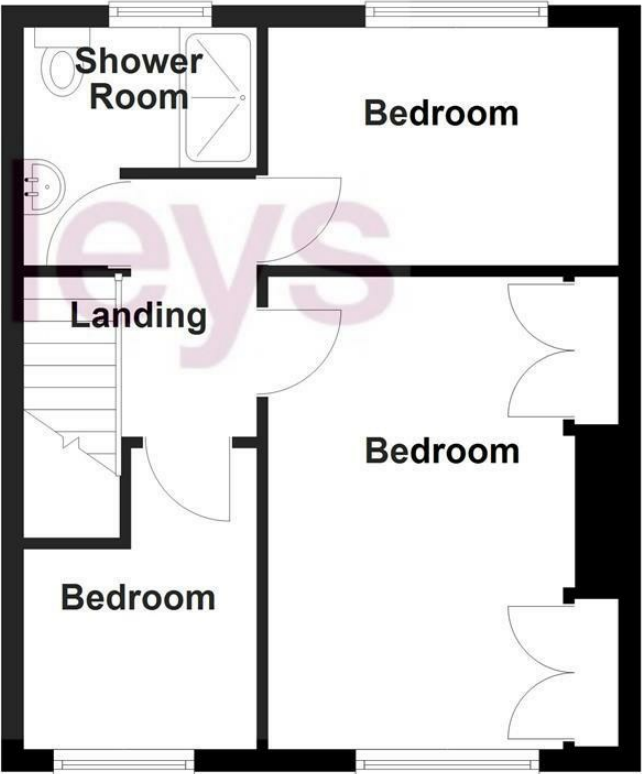




# Ground Floor



# First Floor



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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