



49 Quarmby Road, Quarmby, Huddersfield, HD3 4EA
£250,000

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This deceptive semi-detached property is tucked away down a private driveway, enjoying a quiet backwater location with distant views to the rear. Set on a substantial garden plot, ideal for a keen gardener and being offered for sale with NO VENDOR CHAIN and VACANT POSSESSION. The property does require a programme of modernisation works, however is fitted with gas fired central heating, uPVC double glazing and provides well proportioned accommodation over two floors. With accommodation briefly comprising: entrance hall, cloakroom/wc, kitchen, lounge with feature bay window, dining room and double bedroom, to the first floor there are 2 further bedrooms (1 double, 1 single) and a modern three piece shower room. Externally there is a driveway, detached garage and lawned gardens to front, side and rear.

Conveniently located for amenities, schools and public transport facilities and accessible for the M62 motorway.

An internal viewing is recommended to appreciate the potential that this property has to offer.

Energy Rating: E



GROUND FLOOR:

Entrance Hall

The entrance hall is accessed via a uPVC entrance and has a staircase rising to the first floor, a central heating radiator and dado rail.

Cloakroom/WC

The wc is accessed under the staircase and has a hand wash basin, tiled flooring, a central heating radiator and uPVC double glazed window. There is a store cupboard underneath the staircase which also gives access to crawl space underneath the ground floor.

Kitchen

10'5" x 9'0" (3.18m x 2.74m)

Having tiled flooring and a range of wall and base units with working surfaces over, there is an electric cooking point,

extractor fan, space for a tall fridge freezer, sink unit and space for a washing machine. The kitchen also has a central heating radiator, a uPVC entrance door, a double glazed window and single glazed window to the front.

Lounge

16'8" x 13'10" (5.08m x 4.22m)

This lovely sunny room has a modern fireplace surround with electric fire, wall light points, 2 central heating radiators and a large uPVC double glazed bay window with stone mullions which enjoys views over the garden and beyond. There is a further double glazed window the side.

Dining Room

14'0" x 13'11" (4.27m x 4.24m)

Another spacious reception room with gas fire, fitted storage within the alcoves, a central heating radiator and uPVC double glazed window.

Bedroom 1

13'0" x 11'6" (3.96m x 3.51m)

This double room has a central heating radiator and a uPVC double glazed window to the front elevation.

FIRST FLOOR:

Landing

Having a large uPVC double glazed window and cupboard which houses the central heating boiler (we are informed this is approx. 10 years old and is annually serviced).

Bedroom 2

12'8" x 12'11" min / 16'4 max (3.86m x 3.94m min / 4.98m max)

A spacious double bedroom with access to the eaves, a central heating radiator and uPVC double glazed window.



Bedroom 3

12'2" x 7'5" (3.71m x 2.26m)

Also having access to the eaves, a central heating radiator and uPVC double glazed window.

Shower Room

This quality suite comprises wc, vanity wash basin with marble top and storage beneath, walk in double shower with glass screen, part tiled walls, a central heating radiator and uPVC double glazed window.

OUTSIDE:

To the front a gated driveway provides off road parking and in turn leads to a detached sectional concrete garage (17'9" x 8'7"). The garage has an up and over door to the front and side personal door. There are well stocked, maintained lawned gardens to both front, side and rear. Beyond the rear garden wall, there is a further section of garden which is steeply sloping, but offers the potential to be incorporated into the formal garden area if required. Please note there is no vehicular access to the rear of the property.

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). At the roundabout proceed straight ahead into

Westbourne Road and follow this road up as it becomes New Hey Road. At the roundabout take the left hand turning into Reinwood Road and proceed until its conclusion. Turn left into Quarmby Road and the property can be found set back on the right hand side down a private drive (to the right hand side of number 47).

TENURE:

Freehold

COUNCIL TAX BAND:

C

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.

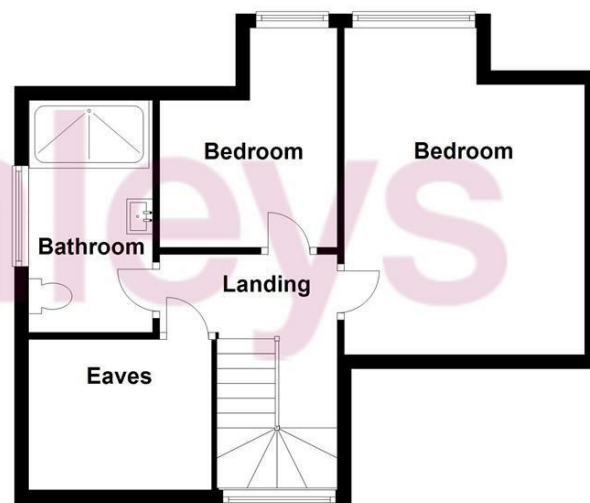




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 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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