



18 Cliffe End Road, Quarmby, HD3 4FF

£525,000

**bramleys**



This impressive detached family home offers surprisingly spacious accommodation over two floors, ideal for a growing family. Boasting 5 double bedrooms and unique upside-down accommodation which allows the living areas to take full advantage of the superb far-reaching views.

As you enter the property, you will find yourself welcomed by a spacious reception hall, which gives access to the master bedroom with ensuite, 3 further bedrooms, family bathroom and useful utility room. To the first floor there is a superb living room which takes full advantage of the far reaching views, via dual aspect windows and a set of patio doors which lead on to a balcony. A versatile fifth bedroom can easily serve as a second reception room if required and a good size dining kitchen can also cater to your family's needs, together with an additional family bathroom.

The property is set back from the roadside and accessed via a gated private driveway, which provides a good degree of security and privacy. With ample off-road parking available, along with a garage for additional storage. This property would be ideal for the young and growing family, or those who like to entertain. Conveniently located, it is within easy reach of local amenities, schools, and the M62 motorway network, ensuring that you are well-connected to the surrounding areas. An early internal viewing is strongly encouraged to appreciate the size, position and further potential that this property has to offer.





## GROUND FLOOR:

Enter the property via a modern composite entrance door with frosted double glazed windows to either side providing additional natural light.

### Reception Hall

This welcoming and extremely spacious reception hall has a central heating radiator, laminate flooring and a spindle rail staircase rising to the first floor with useful storage cupboard beneath. From the reception hall, access can be gained to the bedrooms, bathroom and utility room.

### Master Bedroom

18'0" x 10'10" (5.49m x 3.30m)

A larger than average master bedroom which has a uPVC double glazed window looking out over the rear garden with views beyond. There is also a central heating radiator and access to an en suite shower room.

### En suite Shower Room

Furnished with a 3 piece suite comprising of a vanity unit incorporating circular hand wash basin with chrome monobloc tap, low flush WC and corner shower cubicle with electric shower fitting. There is also a frosted uPVC double glazed window, extractor fan, part tiled walls, tiled floor, and a chrome ladder style heated towel rail.

### Bedroom 2

17'1" x 10'9" (5.21m x 3.28m)

Another spacious double bedroom which also looks out over the rear garden with views beyond. This room has a central heating radiator and uPVC double glazed window.

### Bedroom 3

10'11" x 8'8" (3.33m x 2.64m)

A good sized third bedroom of double proportions. Fitted with a uPVC double glazed window looking out over the front garden and a central heating radiator.

### Bedroom 4

10'10" x 8'11" (3.30m x 2.72m)

This fourth double room, which is situated adjacent to bedroom 3 and has a uPVC double glazed window and a central heating radiator.

### Bathroom

This family sized bathroom has a frosted uPVC double glazed window, extractor fan, part tiled walls, tiled floor, central heating radiator, chrome ladder style heated towel rail and an electric shaver socket.

The bathroom suite comprises of a free standing bath with chrome mixer tap and shower attachment, a low flush WC, vanity unit incorporating wash basin with chrome monobloc tap together with mirror over, display shelving and pelmet down lighters,, and a walk-in shower with glazed side panel and chrome shower fitting incorporating fixed shower rose and separate hose attachment.

### Utility Room

7'5 x 5'7 (2.26m x 1.70m)

A useful additional space within the property, which has a frosted uPVC double glazed window, composite double glazed external door and worktop mounted with a circular hand wash basin with chrome monobloc tap. There is space for washing machine and tumble dryer, and houses the wall mounted Potterton gas fired central heating boiler with separate modern hot water storage cylinder.

## FIRST FLOOR:

### Landing

Having a central heating radiator, laminate flooring and loft access. From here access can be gained to the following rooms:-

### Lounge

21'4" x 17'3" (6.50m x 5.26m)

A fabulous reception room which is generous in size and

takes full advantage of the stunning far reaching views from the patio doors and balcony. Providing ample space for a young and growing family, there is a central heating radiator and laminate flooring.

### Sitting Room/Bedroom 5

17'10" x 10'9" (5.44m x 3.28m)

This versatile room can be used as either a 5th double bedroom or alternatively a second reception room as required. Having a uPVC double glazed window looking out over the rear garden enjoying far reaching views. There are two ceiling light points and a central heating radiator.

### Dining Kitchen

18'0 x 10'10 (5.49m x 3.30m)

The kitchen is accessed via twin timber and glazed doors from the landing area and has uPVC double glazed windows to the front and side elevations with views looking down the Colne Valley. There are inset ceiling down lighters, a central heating radiator and tiled flooring. The kitchen is also fitted with a range of base cupboards and drawers with contrasting timber effect wall cupboards, tiled splash backs, worktops, an inset 1.5 bowl stainless steel sink with chrome monobloc tap, a five ring stainless steel gas hob with stainless steel extractor hood over, electric fan assisted oven, and an integrated dishwasher. To one side there are fitted cupboards and drawers with a worktop extending to form a breakfast bar with concealed lighting beneath the wall cupboards.

### Bathroom

With frosted uPVC double glazed window, extractor fan, central heating radiator, part tiled walls, a central heating radiator and shaver socket. The suite comprises a double ended bath with chrome mixer tap, glazed side panel and chrome shower fitting incorporating fixed shower rose and separate hand spray, a vanity unit incorporates a wash basin with chrome monobloc tap with mirror over with display shelving and pelmet down lighters and there is also a low flush WC.

## OUTSIDE:

The property is set back from Cliffe End Road and approached via twin gates onto a long tarmac driveway which opens out in front of the property and provides off road parking for several vehicles, which in turn gives access to a single garage to one side.

The front garden comprises a lawn with planted trees, flowers and shrubs around the borders, there is an ornamental pond and magnificent far reaching views down the Colne Valley. To the left hand side of the property there is a pathway leading to the rear garden. To the right hand side of the property there is a covered walk way with access to the utility room, outside cold water tap and useful garden store with light and power. Beyond the walk way there is an ornamental tiled pond with water feature and planted beds and this gives access to the rear, which incorporates a shaped lawn, patio, planted trees and shrubs and once again enjoys lovely views down the Colne Valley.

## Garage

18'5" x 9'3" (5.61m x 2.82m)

The garage has an up and over door, a side uPVC personal access door, internal power and light.

## 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, at Gledholt roundabout go straight ahead into Westbourne Road and continue to the Bay Horse roundabout. Take the first exit into Reinwood Road and continue to the crossroads, proceed straight ahead into Cliffe End Road. The property can be found on the right hand side, set back down a private gated driveway.

## 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.

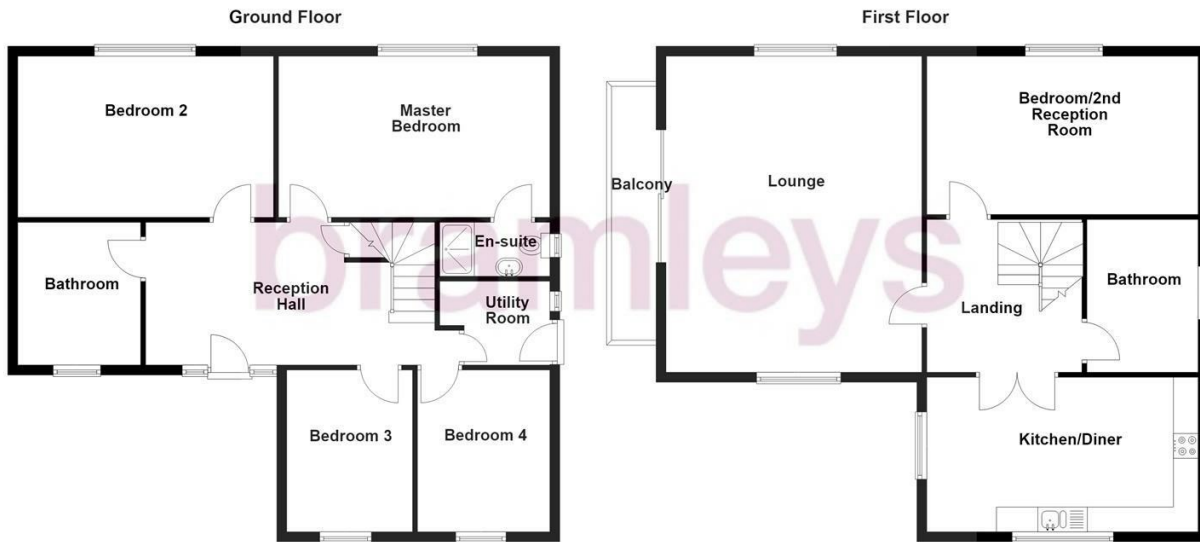
## VIEWINGS:

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

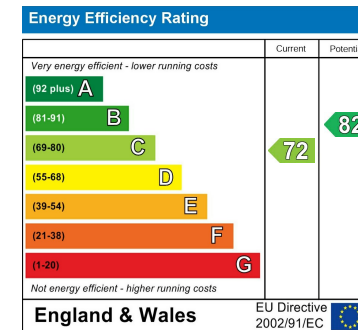








NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.



**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

Huddersfield | Halifax | Elland | Mirfield

