



148 Quarmby Road, Quarmby, Huddersfield, HD3 4DZ
£260,000

bramleys

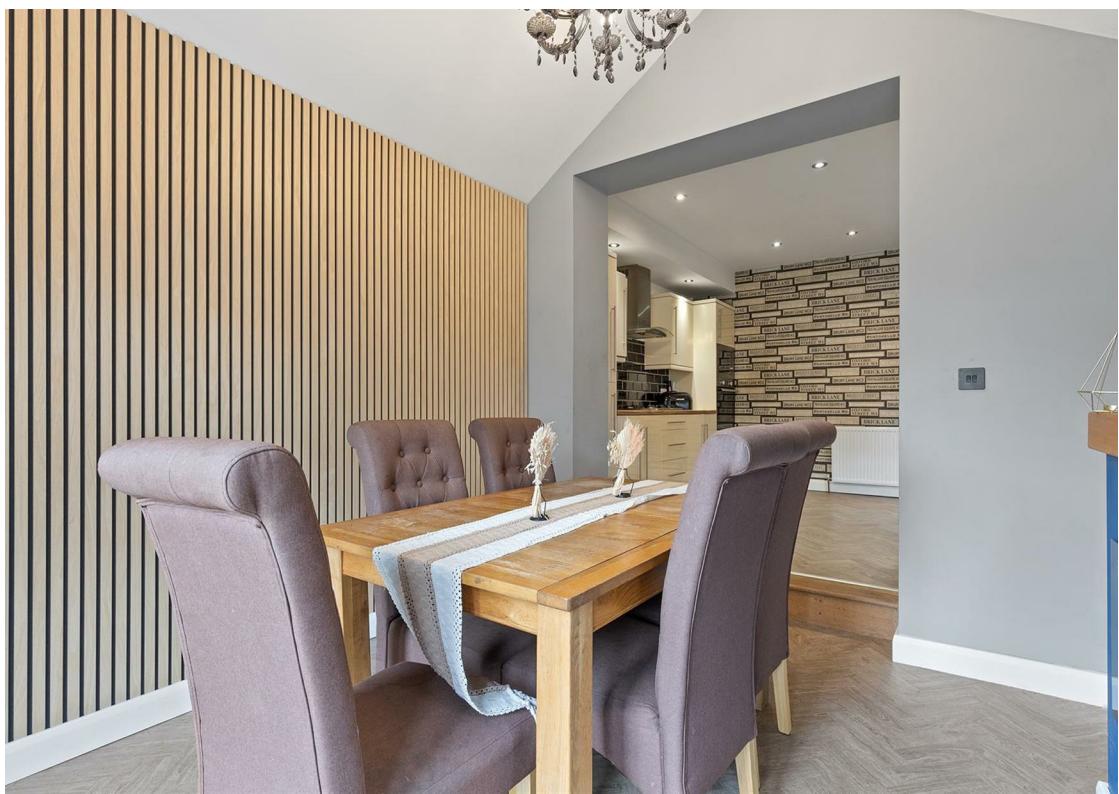
INTERNAL VIEWING A MUST TO AVOID MISSING OUT! This well presented and extended semi-detached property presents an ideal opportunity for families seeking a comfortable and convenient home which is ready to move straight into. Boasting 3 well-proportioned double bedrooms plus a study. There is a porch, entrance hall and lounge, fitted dining kitchen with integrated appliances and lovely dining room extension which enjoys lots of natural light and has French doors leading out onto the rear garden.

The four piece luxurious bathroom adds a touch of elegance and the low maintenance gardens provide a great space for all the family to enjoy together with a driveway providing off road parking and garage with internal power and lighting.

Conveniently located, this property is handily placed for local amenities, shops and schools together with public transport facilities and M62 motorway access.

Energy Rating: D





GROUND FLOOR:

Porch

A composite entrance door gives access to the porch which has a central heating radiator and open access to the entrance hall.

Entrance Hall

Having a staircase rising to the first floor and oak doors to the lounge and kitchen. The quality Karndean flooring flows into the kitchen from the hallway.

Lounge

13'11" max into bay x 10'10" (4.24m max into bay x 3.30m)

This cosy reception room has a central heating radiator, oak mantle and a uPVC double glazed bay window.

Dining Kitchen

16'6" x 11'4" (5.03m x 3.45m)

The kitchen has an extensive range of wall and base units with working surfaces over and inset sink unit, integrated appliances include fridge, freezer, oven, microwave, dishwasher and washing machine. There is a built in pantry under the staircase, external door to the side and a uPVC double glazed window. The kitchen is open plan to the room extension and has quality Karndean flooring.

Dining Room

10'6" x 9'3" (3.20m x 2.82m)

This lovely room has a feature vaulted ceiling and enjoys lots of natural light from the French doors and uPVC double glazed window to the side. The Karndean flooring continues into this room and there is a built in electric fire and feature panelling to one wall.

FIRST FLOOR:

Landing

The landing gives access to the loft via a pull down ladder.

Bedroom 1

11'5" x 10'5" (3.48m x 3.18m)

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

Bedroom 2

11'5" x 10'6" (3.48m x 3.20m)

Another good double bedroom also having a central heating radiator and a uPVC double glazed window.

Bedroom 3

12'11" x 8'2" (3.94m x 2.49m)

This spacious 3rd bedroom has 2 uPVC double glazed windows and a central heating radiator.

Study

6'9" x 6'7" (2.06m x 2.01m)

This study has fitted storage, a central heating radiator and a uPVC double glazed window.

Bathroom

This luxurious fully tiled bathroom has a quality four piece suite comprising a large walk-in shower with overhead rainfall shower attachment, contemporary wash hand basin, wc and bath tub. Also having two uPVC double glazed windows and a central heating radiator.

OUTSIDE:

There is a garden to the front which comprises of artificial grass, flagged path and driveway which provides off road parking. A side gate leads to the rear garden which is also low maintenance with artificial grassed sections and a flagged patio. There is a detached garage with internal power and lighting. The garage also has a side window and personal door.

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 on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

B

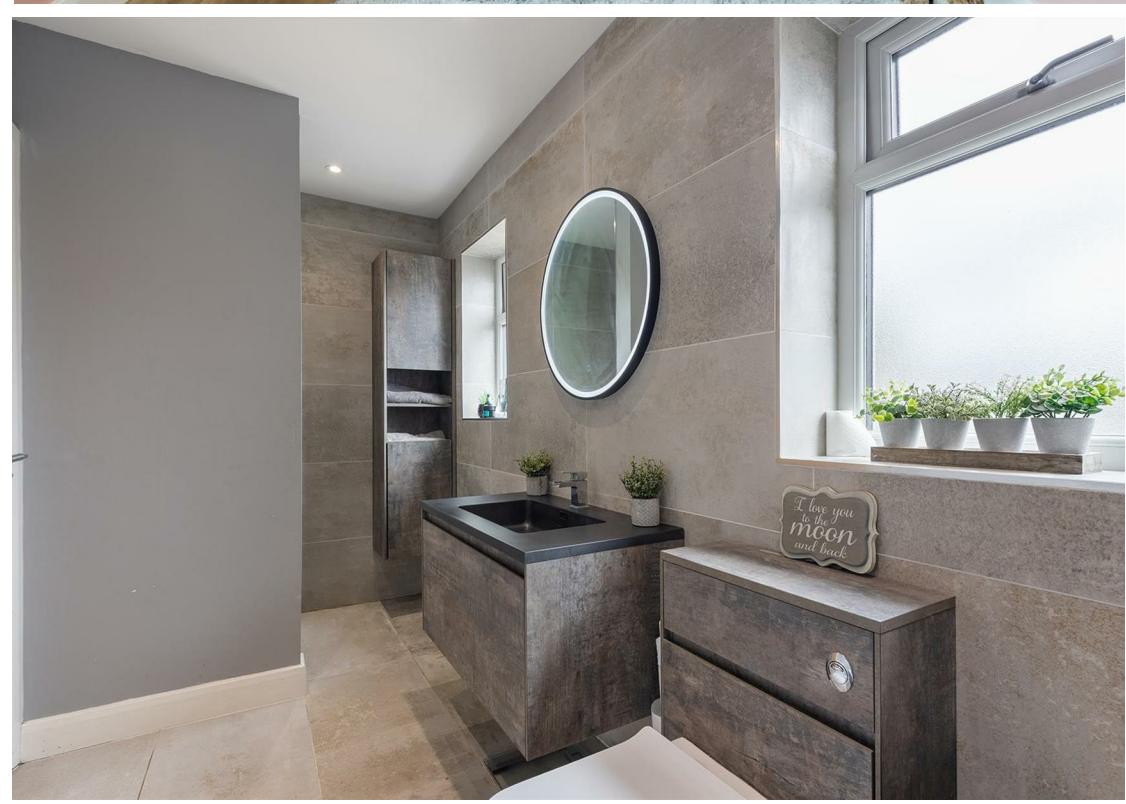
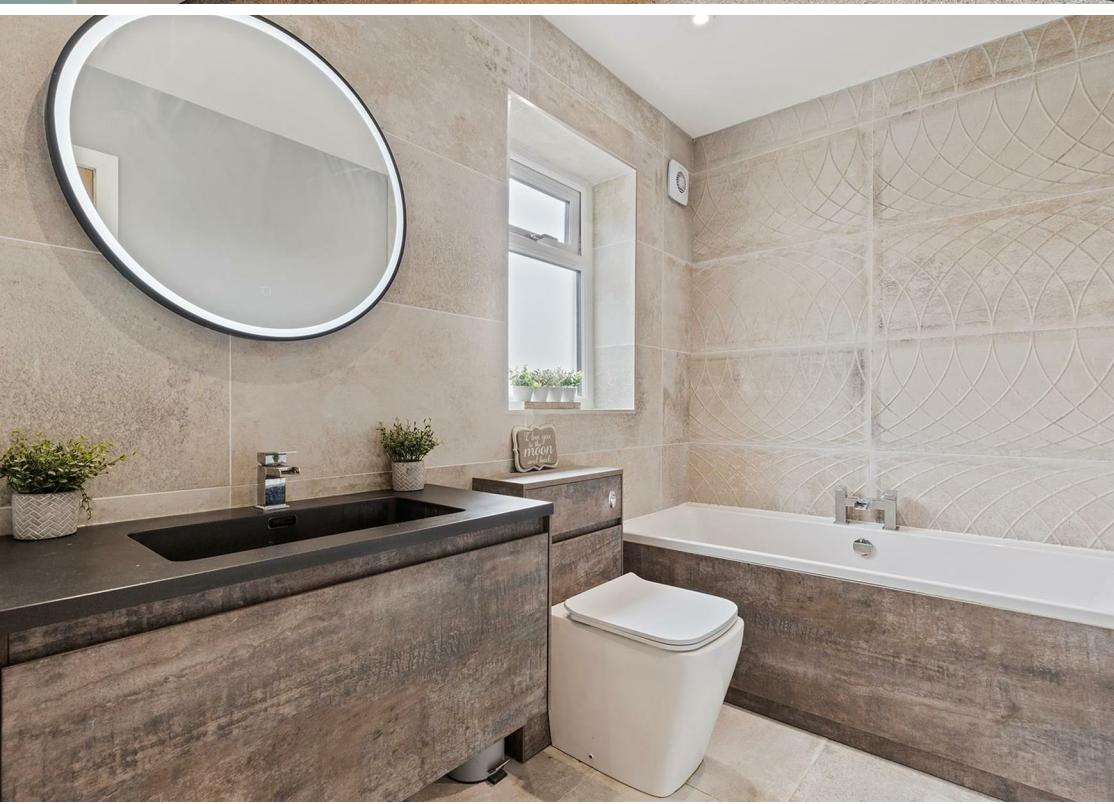
MORTGAGES:

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.**

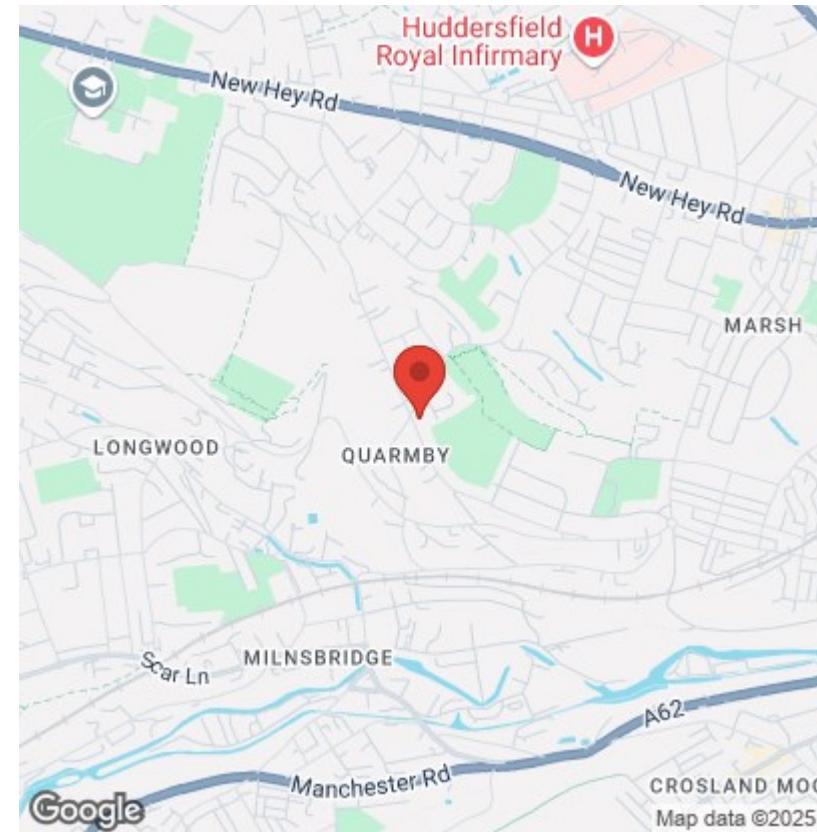
ONLINE CONVEYANCING SERVICES:

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.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A	82	
(81-91)	B	67	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.

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