



43 Quarmby Road, Quarmby, Huddersfield, HD3 4EA
£198,000

bramleys



NO UPPER CHAIN

This stone built 3 bedroom semi-detached property, is situated in this popular residential area of Quarmby. Conveniently position with access to local amenities in Salendine Nook, Lindley, Marsh and Milnsbridge, together with Huddersfield town centre approximately 1.5 miles away.

Being offered for sale with vacant possession upon legal completion, the property has gas fired central heating, sealed unit double glazing and a modern fitted kitchen and shower room. To the lower ground floor there are 3 good sized rooms which could be used for storage, or subject to any necessary building consents, could be converted into further living accommodation.

Externally there is a driveway to the side which provides off road parking for 1 vehicle, together with gardens to both front and rear.

An early internal inspection is recommended to appreciate the size, position and potential this property has to offer.

Energy Rating: TBA



GROUND FLOOR:

To the side of the property, access is gained through a timber and double glazed access door.

Side Entrance Hall

With a central heating radiator, spindle rail balustrade staircase and a timber and glazed door leads through to the lounge. There is also a built-in understairs store cupboard which also provides access to the lower ground floor.

Lounge

14'8" x 14'2" (4.47m x 4.32m)

Situated to the front of the property, this good sized reception room is fitted with a uPVC double glazed window, central heating radiator, deep sunk skirting boards and heavy ceiling coving. There is also a wall mounted electric and pebble effect living flame fire.

Dining Kitchen

14'3" x 14'3" (4.34m x 4.34m)

Fitted with base cupboards, this well proportioned dining kitchen is fitted with a 4 ring electric hob with in-built oven and grill, over head extractor fan and light and plumbing for a washing machine. There is an inset stainless steel sink unit with mixer taps and side drainer, a central

heating radiator and uPVC double glazed windows to both side and rear. Timber and glazed double doors lead to the rear entrance porch.

Rear Entrance Porch

With uPVC double glazed windows and a rear access door.

LOWER GROUND FLOOR:

Accessed from the entrance hall. There are 3 good sized cellar rooms, with a window to both the front and rear (currently blocked up) and an external door (currently blocked up) which could be re-opened to provide external access.

Alternatively the lower ground floor could be converted into additional living accommodation (subject to any necessary planning consents).

FIRST FLOOR:

Half Landing

A spindle rail balustrade staircase rises via the half landing onto the main landing.

Landing

Fitted with a central heating radiator and access to the attic.



Master Bedroom

14'8" x 14'2" max (4.47m x 4.32m max)

This good sized master bedroom is fitted with a marble fire surround and mantel housing the cast iron Victorian style fireplace. There is also a central heating radiator and uPVC double glazed window.

Bedroom 2

10'11" x 8'6" (3.33m x 2.59m)

Situated to the rear of the property, having a recessed area with double wardrobes and a central heating radiator.

Bedroom 3

14'4" x 5'3" (4.37m x 1.60m)

Having wood effect laminate flooring, a central heating radiator and uPVC double glazed window allowing far reaching views.

Shower Room

Furnished with a 3 piece white suite comprising low flush toilet, vanity wash bowl with cupboard beneath and fully tiled shower cubicle. There is also a sealed unit, double glazed window.

SECOND FLOOR:

Attic Room

Ideal for storage or subject to any necessary planning consents could provide additional living space if required.

OUTSIDE:

Gardens to both front and rear.

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, turning left into Quarmby Road. The property will be found after a short distance on the right hand side, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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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.

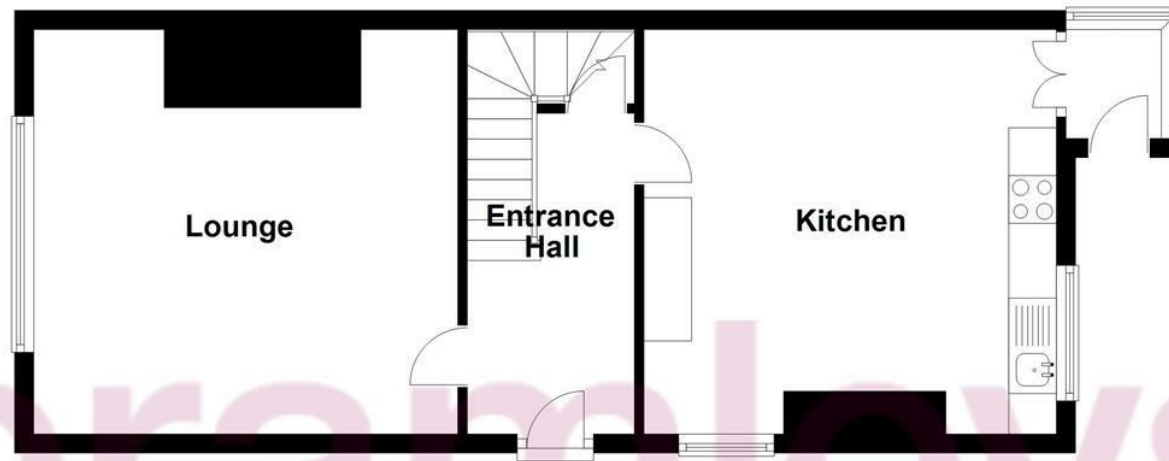
ONLINE CONVEYANCING SERVICES:

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.

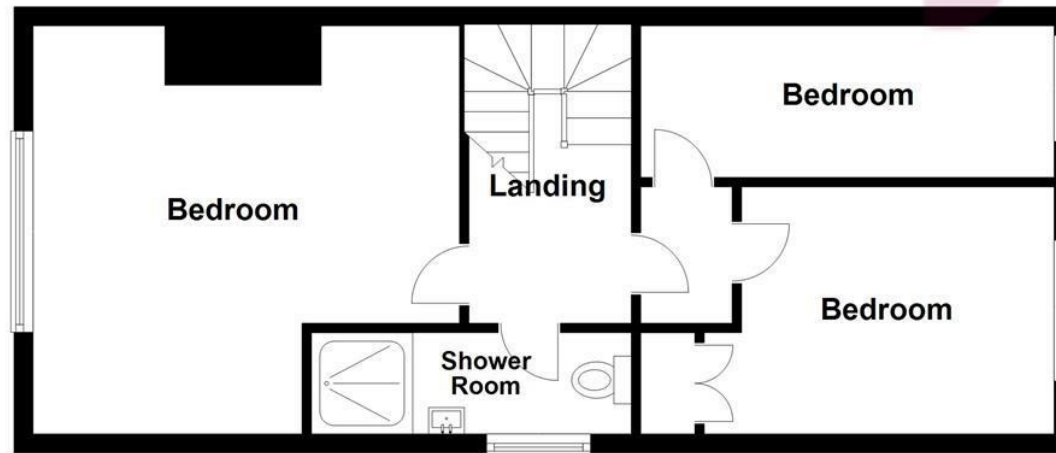





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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.

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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