



Burfitts Road, Quarmby, Huddersfield HD3 4YL

welcome to

Burfitts Road, Quarmby Huddersfield

A spacious and peaceful semi-detached family home with off-road parking and fabulous garden space, located close to local schools, public transport routes and the M62 networks making this property an ideal purchase for first time buyers and up-sizers alike. Presented in move-in ready condition.



Entrance

Front door leading to a carpeted entrance with storage cupboard housing meters

Lounge

9' 9" x 19' 7" (2.97m x 5.97m)

Superb sized living room with carpeted flooring and warmed by a central heating radiator. The room is flooded with plenty of natural light from two double glazed windows to the front and rear. Stairs lead to the first floor.

Dining Area

9' 2" x 15' 1" (2.79m x 4.60m)

Spacious dining room with space for dining table and chairs. With laminate flooring, integrated cupboard and a double glazed window to the rear.

Kitchen Area

5' 9" max x 9' 8" max (1.75m max x 2.95m max)

Fitted with a range of white fronted base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and gas hob with extractor over. Space for fridge freezer and washing machine. The room has laminate flooring, central heating radiator and an opening to the utility area.

First Floor Landing

With carpeted flooring, loft hatch and airing cupboard housing boiler.

Bedroom One

13' 5" x 9' 11" into recess (4.09m x 3.02m into recess)

Spacious double bedroom with integrated cupboards, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bedroom Two

5' 10" x 12' 4" (1.78m x 3.76m)

Second double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom Three

10' 7" x 6' 1" (3.23m x 1.85m)

Third bedroom with integrated cupboard, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bathroom

Fully tiled bathroom suite comprising bath with shower over and glass shower screen, low flush WC and wash hand basin. With extractor and heated towel warmer/radiator. Frosted double glazed window to the rear.

External

To the front is a good sized lawned garden and off road parking with steps leading to the property and path to the rear. The rear of the property has a privately enclosed lawned garden.



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welcome to

Burfitts Road, Quarmby Huddersfield

- Situated In A Highly Sought-After Peaceful Location - Close To M62 Networks
- Close To Schools and Public Transport Links
- Ideal Family Home - Immaculately Presented Throughout
- Extended Kitchen
- Garden Space

Tenure: Freehold EPC Rating: C

offers over

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116282 - 0004

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