

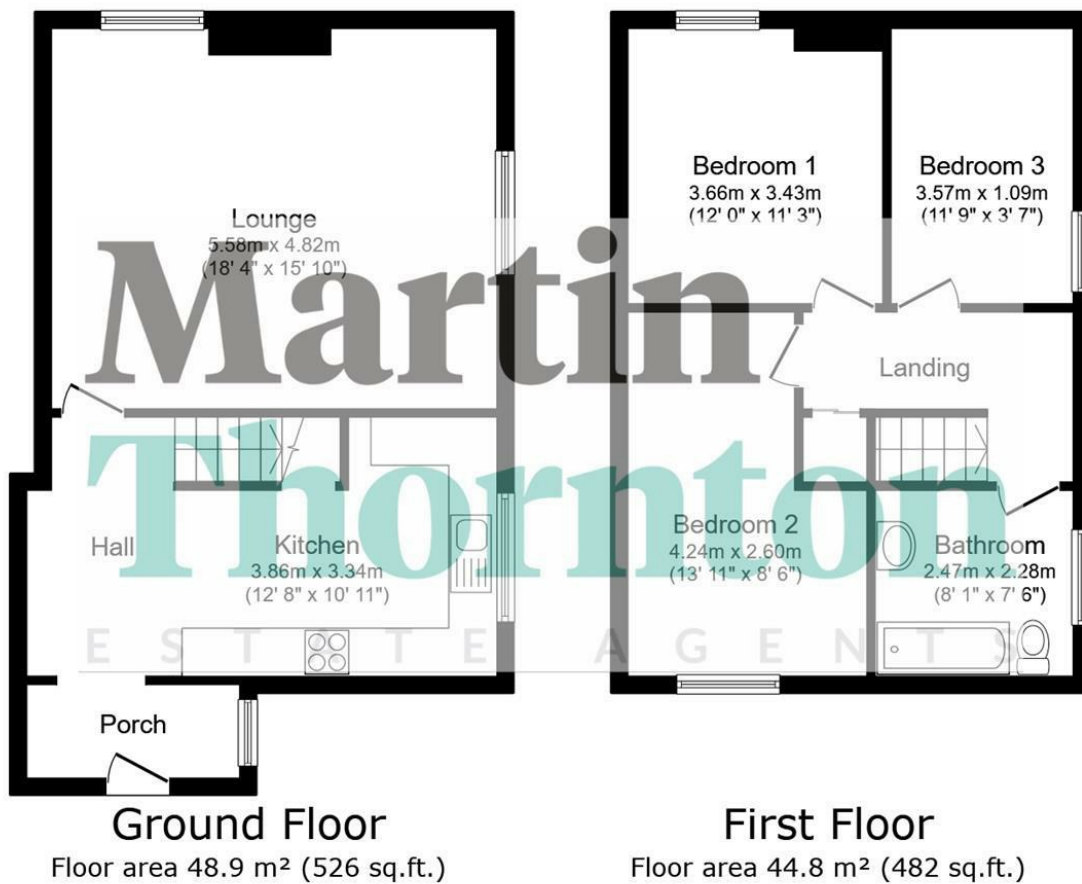
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## Quarmby Road, Quarmby Huddersfield, Yorkshire

Offers in the region of  
**£375,000**

Set back from the road and approached by a long, sweeping driveway is this superbly presented, Grade II Listed three-bedroom semi-detached home. The high-spec interior has undergone extensive renovation and restoration to create a wonderful family home in this well-regarded area. A popular location with excellent local amenities and well-regarded schooling make this a home worthy of an early inspection. The accommodation comprises an entrance porch leading to an entrance hallway, a beautiful living room with dual aspect windows and a feature fireplace, and a kitchen with granite worktops. On the first floor are three bedrooms and a high-spec family bathroom. The property has gas fired central heating and sealed unit double glazing (the first floor windows being period sash windows). The property also has the advantage of having plans approved for a large ground floor extension, and there is further potential for the mezzanine level within the garage. Externally, the sweeping driveway leads to an extensive parking area for numerous vehicles and gives access to the large, detached double garage with a useful mezzanine level. There are level garden areas to three sides.



TOTAL: 93.7 m<sup>2</sup> (1,008 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Quarmby Road, Quarmby Huddersfield, Yorkshire

## Details



### Entrance Porch

An external entrance door with two decorative glazed panels gives access to the entrance porch, which leads to the hallway. There is fabulous varnished oak flooring, oak detailed skirting boards and ceiling down-lighting. On the side elevation is a double glazed sash window with exposed timber sill.

### Entrance Hallway

There is a continuation of the oak varnished flooring, along with oak skirting boards, period-style radiators with chrome pipework. An oak panelled door leads into the living room.

### Living Room



This is a superbly proportioned principal reception room, with the high ceiling incorporating deep cornice coving along with a picture rail. The room has a dual aspect with side and rear double glazed sash windows. The focal point of the room is a raised and recessed biofuel fire with integrated fire retardant lighting, a deep slate hearth, and a feature timber mantel above. There is also a radiator.

### Kitchen



The kitchen has an array of oak units at high and low levels with superb granite working surfaces and matching up-stands. Integrated appliances include a Neff double oven and grill, a four-ring electric hob with granite splash-back and illuminated canopy-style filter hood. There is a one-and-a-half bowl Franke stainless steel sink unit with adjoining grooved draining area, plumbing for an automatic washer and dishwasher, and space for an American-style fridge freezer. The floor is tiled, which continues into an under stairs storage area, and there is a large double glazed window.

### First Floor Landing

From the hallway, the staircase rises to the first floor landing. Of particular note is the quality joinery with oak doors, along with the staircase with its polished handrail and newel post that incorporates a glazed panel. There is a large shelved storage cupboard with high level hanging rail.

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### Bedroom One



This large double bedroom is particularly light and bright with a hardwood sash window which can be found throughout the first floor accommodation and have been replaced in recent times, which maximises natural lighting and enjoys a pleasant aspect over the garden. To the chimney breast is an exposed stone mantel, along with integrated down-lighting, a high ceiling and a radiator.

### Bedroom Two



This large double bedroom has a double glazed sash window, and a drop-down ladder gives access to a huge loft area. There is also a radiator.

### Bedroom Three



This good sized third bedroom has a high ceiling, along with a double glazed sash window and a radiator.

### House Bathroom



This room is presented to a very high standard and specification. There is a large double ended bath with shower screen, hand held shower attachment and a waterfall-style shower fitting, a circular hand basin with twin storage drawers and a low-level WC. There is ceiling downlighting, tiling to the walls and floor, along with a double glazed sash window, the lower portion of which is opaque. Beneath this is a polished timber sill and a recessed timber display plinth. There is a wall mounted ladder style radiator.

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### External Details



To the front of the property, a five-bar timber gate gives access onto the driveway. The long driveway has lawns on either side and leads up towards the property. To the right of the property is a secluded paved patio area with a pond and water feature. At the side of the property is a large gravel parking and turning area, which would accommodate numerous vehicles and gives access to the large detached garage. To the side of the garage is a level lawned garden area, which enjoys a good amount of privacy with perimeter walling, fencing and trees. There is a covered bin store, outside lighting and water.

### Detached Garage



The large double garage has an automatic roll-over door, a concrete floor, power and lighting, and provision for a water supply, which at present is not connected. The garage has a

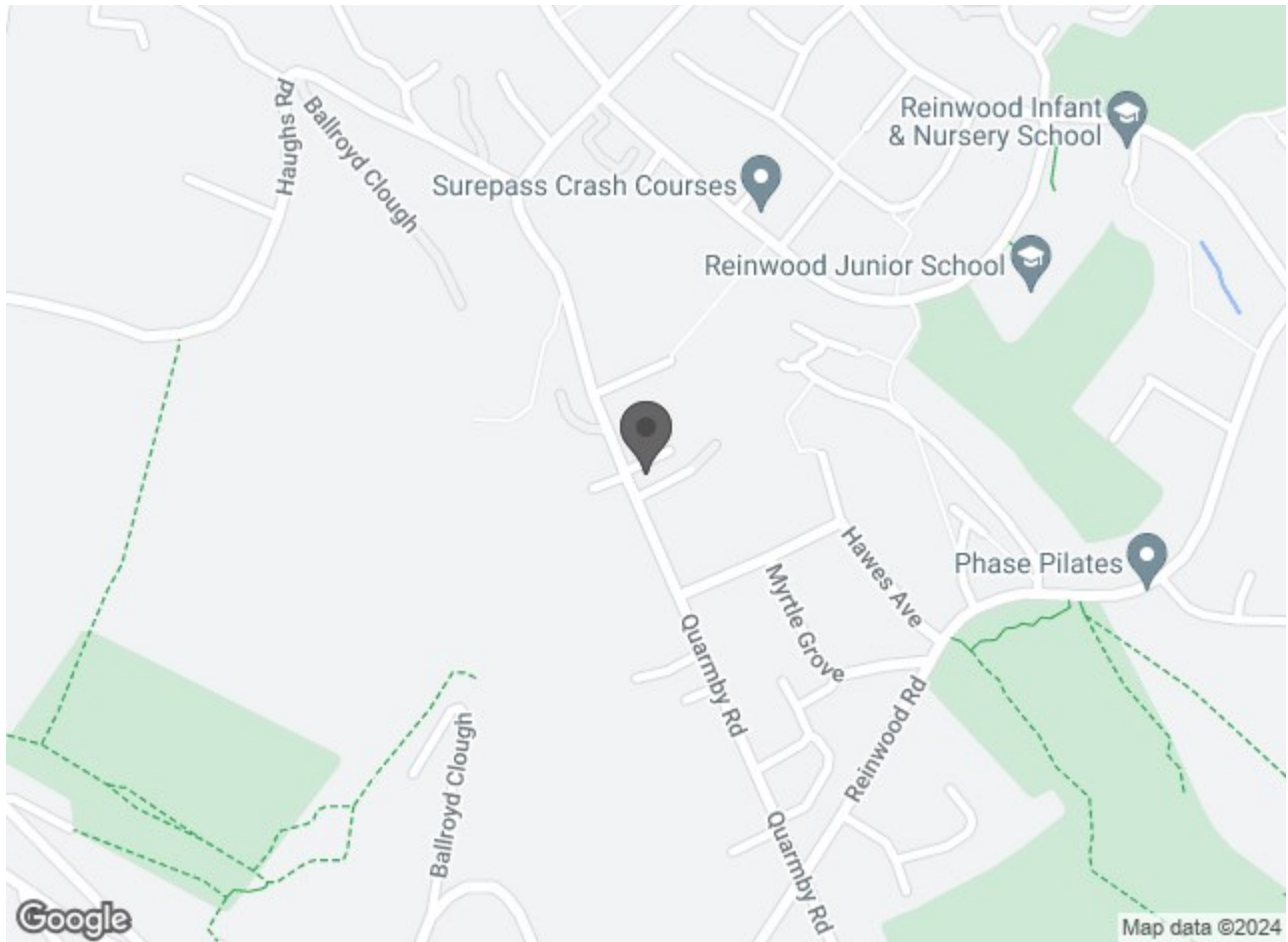
side personal door and a staircase leading to a mezzanine level. The mezzanine level would make an ideal home office, hobby or gaming area and has a circular porthole style window bearing the house number. There is potential to extend the mezzanine area the full length of the garage, which could then become, for example, a cinema or games room or an extra annex for guests, subject to any necessary consents or permissions required.

### Planning Permission

The property also has the advantage of having planning permission, which can be found on the Kirklees website and shows that permission has been granted to extend approx. 8m x 4m at the side of the property, creating an open-plan kitchen/diner. Application number 2019/94050.

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Directions



# Quarmby Road, Quarmby Huddersfield, Yorkshire

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