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Quarmby Road, Quarmby Huddersfield,

Offers over £160,000

BEST AND FINAL OFFERS OVER ARE INVITED ON THIS PROPERTY BY NOON MONDAY THE 15TH JULY 2024.

OPEN TO VIEW:

Saturday 22nd June 11:15am - 12:00pm
Tuesday 25th June 12:30pm - 1:15pm
Saturday 6th July 09:15am - 10:00am
Sunday 14th July 11:15am - 12:00pm

Set back from the road with an enclosed garden is this Grade II Listed most-appealing two double bed roomed cottage which offers a well presented and characterful interior. The property is in a most convenient and highly accessible location with ease of access to local amenities, schooling and motorway

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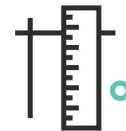
**Quarmby Road, Quarmby
Huddersfield,**

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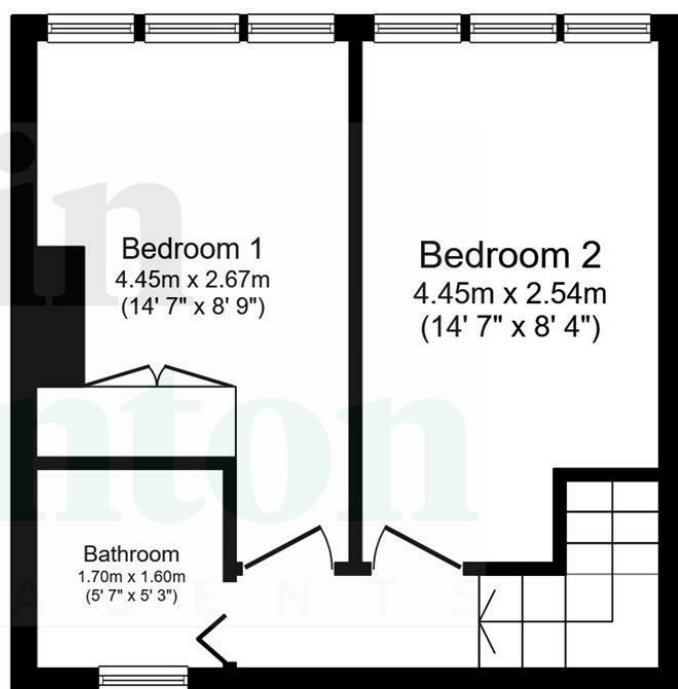
access. The accommodation comprises an open plan living/dining kitchen with exposed beams and on the top floor are two double bedrooms and a bathroom. There is a gas-fired central heating system and a mix of sealed unit and uPVC double glazing. Externally, there is an enclosed garden to the front along with a stone set area which the vendor previously parked informally on to the side of the property. An early inspection is advised to appreciate this most appealing cottage.

**Quarmby Road, Quarmby
Huddersfield,**

Floorplan



Ground Floor



First Floor

Total floor area 56.8 m² (612 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Quarmby Road, Quarmby Huddersfield,

Details



Entrance

An external timber door with double glazed panels gives access to the open plan living/dining kitchen.

Living/Dining Kitchen

This is a pleasant open plan multipurpose space with furniture used to create individual areas. The kitchen area has wall cupboards and base units with working surfaces, brick style tiled surrounds and a rectangular sink with mixer tap. There is space beneath the counter tops for a washing machine, dryer and dishwasher along with space for a freestanding cooker. There is also an alcove beneath the staircase housing a freestanding fridge freezer. The kitchen area has floor tiling and a staircase rising to the first floor accommodation with a feature panelled latched and braced door. This room is particularly characterful and presented to a high standard with some wonderful, exposed beams on display and mullioned windows overlooking the garden. The fireplace has a raised hearth with a stone flags, currently home to an electric fire. Buyers could investigate the possibility of utilising the chimney. The room also has radiators.



First Floor Landing

The landing has a radiator.

Bedroom One

This double bedroom is positioned at the front of the cottage and has a wardrobe with cupboards above, one of which houses the boiler for the central heating system. There are mullion style double glazed windows and a radiator.



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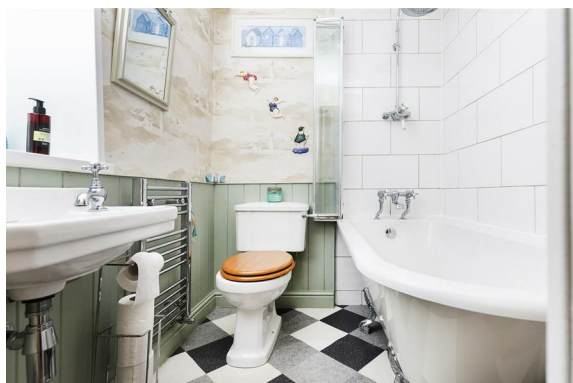
Bedroom Two

This double bedroom also has mullion style double glazed windows to the front and can easily accommodate a good amount of fitted or freestanding furniture. There is also a radiator.



Bathroom

The bathroom has a three-piece suite comprising a roll top bath with claw and ball feet, a Burlington wall-mounted shower with an overhead waterfall style shower fitting, a wash hand basin and a low-level WC. There is a rear uPVC window and an upright chrome ladder style radiator.



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External Details

Set back from the road, the property has a timber gate which gives access to the enclosed garden with a stone set area to the side of the property which has been used for informal parking for many years with the authorisation from the owner. There is a timber shed and the garden has slate and gravel areas, a rockery style garden incorporating stone flags and a raised border at one end. The garden enjoys a good degree of privacy and has outside lighting.



Tenure

The vendor has informed us that the property is Freehold.

Quarmby Road, Quarmby Huddersfield,

Directions

