

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



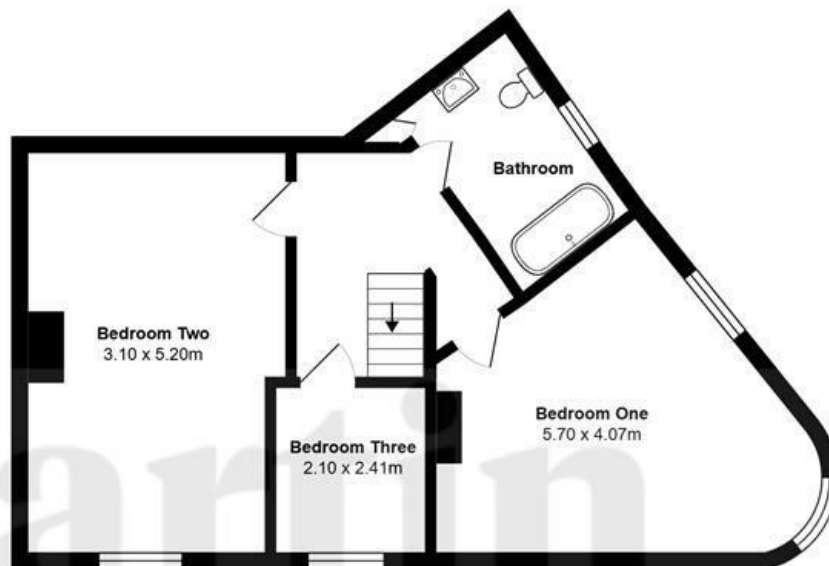
## Quarmby Road, Quarmby Huddersfield,

Offers in the region of  
**£270,000**

This is a double fronted end of terrace three-bedroom property with a light and bright interior, enclosed front and side gardens, parking and a useful stone built outhouse. Only by an internal inspection can the accommodation, architectural detail, natural light and high ceilings be truly appreciated. The accommodation comprises an entrance porch leading to a hallway, a large living room/diner with bay window, a redesigned dining kitchen with integrated appliances and French doors and a separate utility room. The basement comprises a large keeping cellar, secondary keeping cellar and coal cellar. On the first floor are three bedrooms, the large master bedroom enjoying a dual aspect, and a high specification house bathroom with underfloor heating. There is a gas-fired central heating system, uPVC double glazing and a security system. Externally, there are enclosed gardens to the front and side with artificial grass, decorative pathways and a large decked seating area. To the rear is a paved yard and a stone built outhouse. There is off-road parking at the front. The property is offered with the advantage of no onward chain.

Quarmby Road, Quarmby  
Huddersfield,

Floorplan



All measurements are approximate and for display purposes only

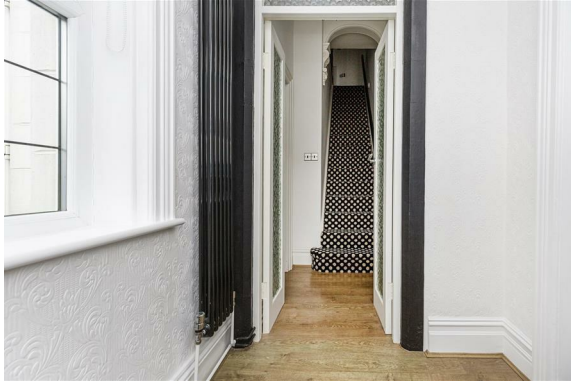
# Quarmby Road, Quarmby Huddersfield,

## Details



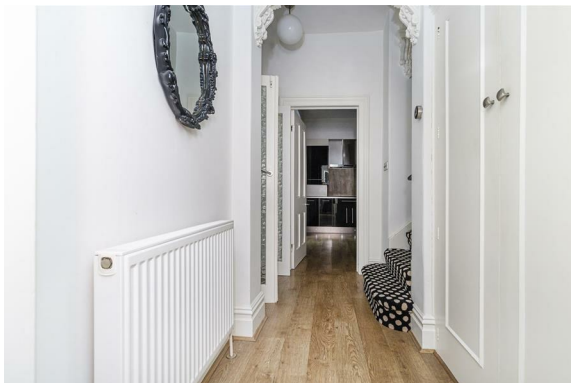
### Entrance Porch

An external composite door with opaque glazed panels and matching over-light gives access to the entrance porch. This has a dual aspect with rear and side uPVC windows along with oak style laminate flooring, a contemporary upright radiator and timber and glazed doors that lead into the hallway.



### Hallway

A staircase with a decorative archway rises to the first floor accommodation. There is a useful storage cupboard along with a continuation of the oak style laminate flooring and a radiator. An internal timber door leads to the dining kitchen.



# Quarmby Road, Quarmby Huddersfield,

## Details



### Dining Kitchen

This is a particularly spacious and well appointed light and bright room with a high ceiling. It has been redesigned in recent times and has contrasting units to high and low levels with upstands and a stainless steel sink with mixer tap. A central island unit has matching worktops which extend to create a breakfast bar area. Integrated appliances include an AEG induction hob with illuminated canopy style filter hood above, side-by-side AEG ovens, one of which is a steam oven and a fridge. There is space for further appliances, plumbing for a washer or dishwasher and a radiator. The oak style laminate flooring is also continued within this room and uPVC French doors give access out onto the decking. Concealed is the Vaillant condensing boiler for the central heating which was updated in recent times. From here, there is access to the large basement and the adjoining utility.



### Utility

This has wall cupboards and base units with working surfaces, a stainless steel sink and plumbing for an automatic washer. There is floor tiling, a radiator and a rear uPVC door and window.



# Quarmby Road, Quarmby Huddersfield,

## Details



### Living Room/Diner

This reception room certainly has the wow factor and enjoys a dual aspect with front and side uPVC windows and a walk-in bay overlooking the garden room. There is a high ceiling with an ornate deep cornice coving, a picture rail, deep skirting boards and detailed internal joinery. The focal point of the room is a fabulous marble and slate fireplace with painted tiled insert, a tiled hearth and a coal effect living flame gas fire. The room can accommodate a good sized formal dining table along with other furniture. There are also two radiators.

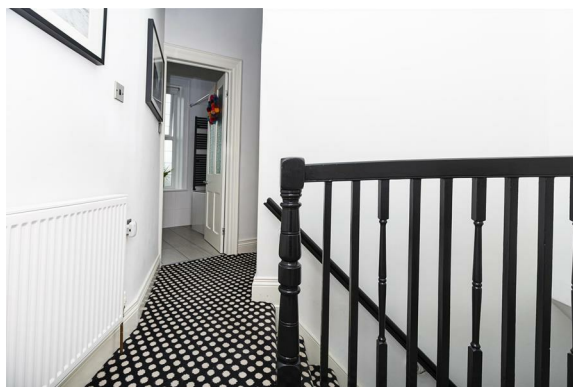


### Basement

Accessed from the dining kitchen, stone steps lead down to the large basement area which, taking into account the age of the property, may well have been the working kitchen. There is a stone flagged floor, a large keeping table, power, lighting and water. In addition, there is a smaller cellar with keeping table and an adjoining coal cellar, both of which have stone flagged floors.

### First Floor Landing

From the hallway, the staircase rises to the first floor landing where there is a spindle balustrade. There is access to loft space and a radiator.



# Quarmby Road, Quarmby Huddersfield,

## Details



### Bedroom One

This double bedroom has a dual aspect with twin uPVC windows, a high ceiling incorporating deep cornice coving and a picture rail. There is a large fitted sliding door wardrobe with space to accommodate a good amount of further fitted or freestanding furniture along with an upright contemporary radiator.



### Bedroom Two

This double bedroom has a uPVC window enjoying an outlook towards Scapegoat Hill and can easily accommodate fitted or freestanding furniture. There is ceiling downlighting and a radiator.



# Quarmby Road, Quarmby Huddersfield,

## Details



### Bedroom Three

This single bedroom enjoys a similar outlook to that of bedroom two and has laminate flooring, a uPVC window and a radiator.



### Bathroom

The stylish bathroom has electric under floor heating, a Duravit three-piece suite comprising a double ended bath with Hansgrohe shower over, a rectangular hand basin and a low-level WC with a concealed cistern. There are appropriately tiled surrounds, a useful shelved cupboard, an upright ladder style radiator and an obscure uPVC window.



### External Details

The property has a driveway providing off road parking and a lockable timber gate leads to a pathway with coloured slate and flowerbeds on either side. There is an artificial grassed level area with trees including Silver Birch and the pathway continues to the side of the property where the entrance can be found. There is a further artificial grassed area and a wide flagged pathway along with a second lockable timber gate and a decked seating area adjoining the French doors within the dining kitchen. An external water supply is available. To the rear of the property is a flagged yard area, over which the adjoining house has a right of access. There is a stone built outhouse which would be ideal as a workshop or hobby space with a composite door, a uPVC side window, power, lighting and water.



### Tenure

The vendors of this property have informed us that the property is freehold and we await further confirmation. 03.06.24

# Quarmby Road, Quarmby Huddersfield,

Directions

