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## Reinwood Road, Quarmby Huddersfield,

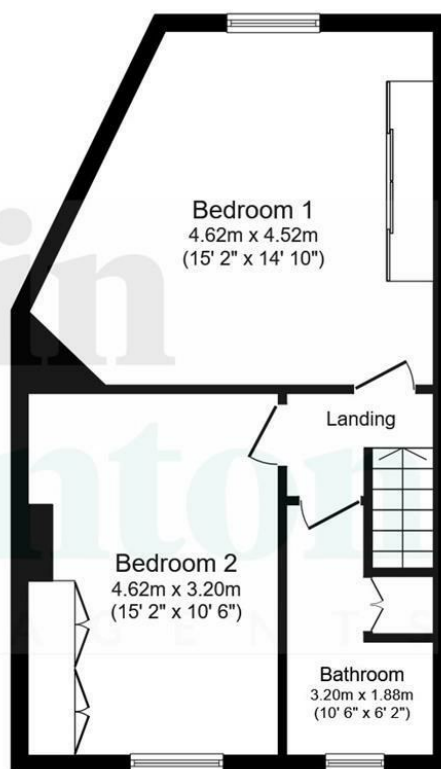
**Offers in the region of  
£160,000**

This stone built two double bedroom end of terrace house has light and bright rooms and a walled garden. It is located in this highly accessible and well-regarded area, with easy access to the M62 motorway networks. The accommodation comprises an entrance lobby, large living room, dining kitchen and keeping cellar. On the first floor are two large double bedrooms with built-in wardrobes and a bathroom with a white suite. The dining kitchen fronts onto Reinwood Road, however, the entrance door and garden are situated off the lane to the rear. The land includes an area off this lane with sufficient space to park two cars. The property has a gas-fired central heating system and uPVC double-glazing. An early inspection is advised to appreciate the good-sized accommodation. This property is offered with the advantage of vacant possession.



Ground Floor

Floor area 44.7 sq.m. (481 sq.ft.)



First Floor

Floor area 44.7 sq.m. (481 sq.ft.)

Total floor area: 89.4 sq.m. (963 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)

# Reinwood Road, Quarmby Huddersfield,

## Details



### Entrance Lobby

An external uPVC door with opaque glazed panels and a matching overlight gives access to the entrance lobby. This has a high ceiling and a decorative archway to the newly carpeted staircase which rises to the first floor accommodation. There is also a radiator and a door, leading into the living room.

### Living Room

This very good sized reception room has a high ceiling with deep cornice coving, a picture rail, neutral décor and carpeting. To the chimney breast is a timber fire surround with a marble finish inlay and hearth, home to a coal effect gas fire. There is a uPVC window, a radiator and an internal door leading to the dining kitchen.



### Dining Kitchen

This large room can easily accommodate a formal dining table. It has an unusual shape with the kitchen having wall cupboards, base units, working surfaces with tiled surrounds and a stainless steel sink unit with mixer tap. Integrated appliances comprise a four-ring gas hob, fan oven and a pull-out style filter hood. There is plumbing for an automatic washer and dishwasher, currently in situ, and space for a freestanding fridge freezer, the vendors are willing to leave all of these items in the property. The room has a large uPVC window and a radiator. Stairs lead down to the cellar.



### Cellar

The cellar has a stone keeping table with an adjoining former coal store. It has power and lighting and would be a perfect place for additional kitchen appliances, for example a freezer or condensing dryer.

### First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing. The vendor informs us that a few of the neighbouring properties have, subject to building regulations and planning permissions, converted the loft space into a 3rd bedroom.

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### Bedroom One

This large double bedroom has built-in quadruple wardrobes, oak style laminate flooring. Being above the dining kitchen, it is a similar shape. There is a decorative cast iron fireplace, a uPVC window and a radiator, with enviable long distance views towards Castle Hill.



### Bedroom Two

This large double room has a built-in wardrobes with overhead storage, and can easily accommodate further furniture. It has neutral décor and carpeting, a large uPVC window, overlooking the garden, and a radiator.



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### Bathroom

The white three-piece suite comprises a panelled bath with a Mira Sport independent shower over, a pedestal wash hand basin with a tiled splashback and a low-level WC. There is three-quarter height tiling around the bath. There is a useful storage cupboard also housing the combi-boiler for the central heating system. The room has an opaque uPVC window and a radiator.



### External Details

The property address is Reinwood Road, however, access is gained from the lane to the rear and the house has no garden fronting onto Reinwood Road. There is a walled garden to the rear with conifers and hedging which is level and perfect for redesigning/landscaping. There is an informal grassed area, owned by the property, at the side of the lane, which is suitable for off-road parking for two cars.



### Tenure

The vendor informs us that the property is freehold.

# Reinwood Road, Quarmby Huddersfield, Directions

