

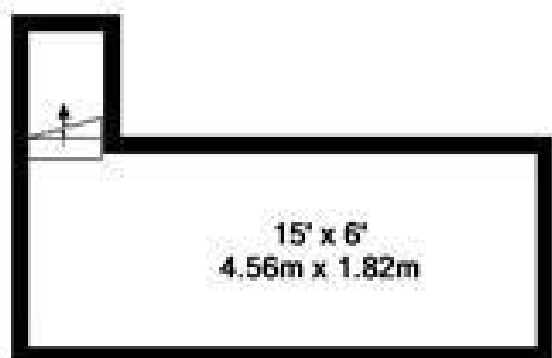
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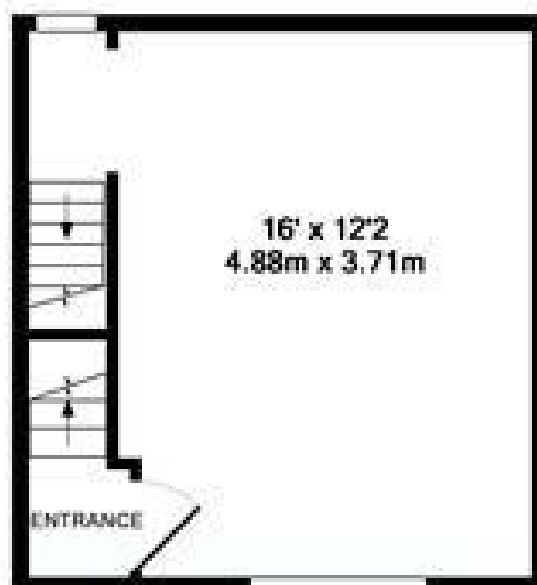
## Quarmby Road, Quarmby Huddersfield, Yorkshire

**£700 Per month**

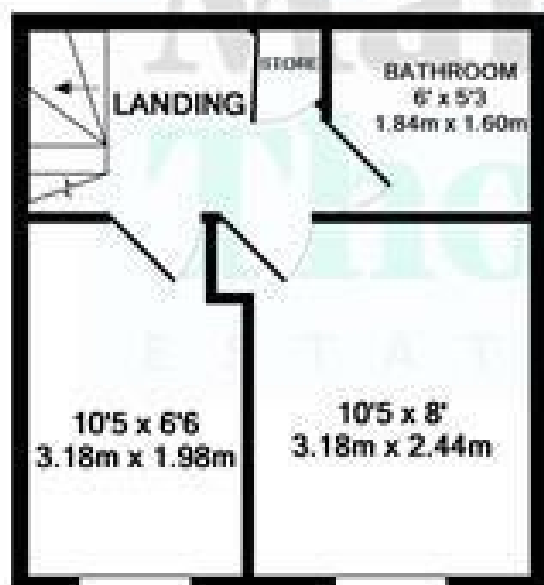
Only by internal inspection can one appreciate the deceptive nature of this two double bedroomed, stone built, three-storey, through by light terraced house. The property enjoys accommodation comprising of; kitchen, lounge, two good sized bedrooms with fitted furniture and a modern house bathroom. As one would expect, the property enjoys a gas central heating system and is fully uPVC double glazed. The property may well prove suitable to the professional couple looking to access the nearby town centres along with the university network and indeed only being a short drive away from the M62 motorway network serving both Leeds and Manchester.



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 98 SQ.FT.  
(9.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 237 SQ.FT.  
(22.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 236 SQ.FT.  
(22.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 572 SQ.FT. (53.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Quarmby Road, Quarmby Huddersfield, Yorkshire

## Details



### Entrance Hall

A uPVC double glazed door with double glazed panel above opens to the entrance hall where there is a ceiling light point along with hanging hooks, a radiator and a staircase rises to the first floor.

### Lounge



A good sized reception room having natural light from the front elevation via a large uPVC double glazed window, there is coving to the ceiling along with two wall light points, ceiling light point and two radiators. The focal point of this room is this modern fire surround home to an electric fire.

### Kitchen



A staircase leads downstairs, where there is a Galley style kitchen which has a range of modern base cupboards, drawers, roll edge work tops with tiled splash backs and matching wall cupboards over, housing for an electric oven along with plumbing for an automatic washing machine, inset down lights to the ceiling, extractor fan, a uPVC double glazed window to the front elevation and a radiator.

### First Floor Landing

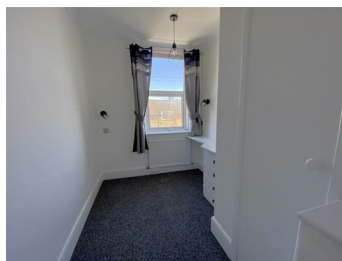
A staircase rises from the entrance hall to the first floor landing where there is access to loft space and a ceiling light point.

### Bedroom One



Set to the front of the property, this room has an array of built in wardrobes with various hanging rails and shelving options, additional over head storage cupboards, coving the ceiling, ceiling light point, two wall light points and a radiator, additional light comes from the uPVC double glazed window.

### Bedroom Two



This bedroom has a built in wardrobe area with various hanging rails and shelving options and is home to the Logik central heating boiler. There is coving to the ceiling, a ceiling light point, radiator and a uPVC double glazed window provides light from the front elevation.

### House Bathroom



Having a white suite comprising of; low flush WC, pedestal hand basin with panelled bath with overlying mains fed shower. The walls are tiled with a contrasting tiled effect floor, extractor fan ceiling light point and a radiator.

### External Details

# Quarmby Road, Quarmby Huddersfield, Yorkshire

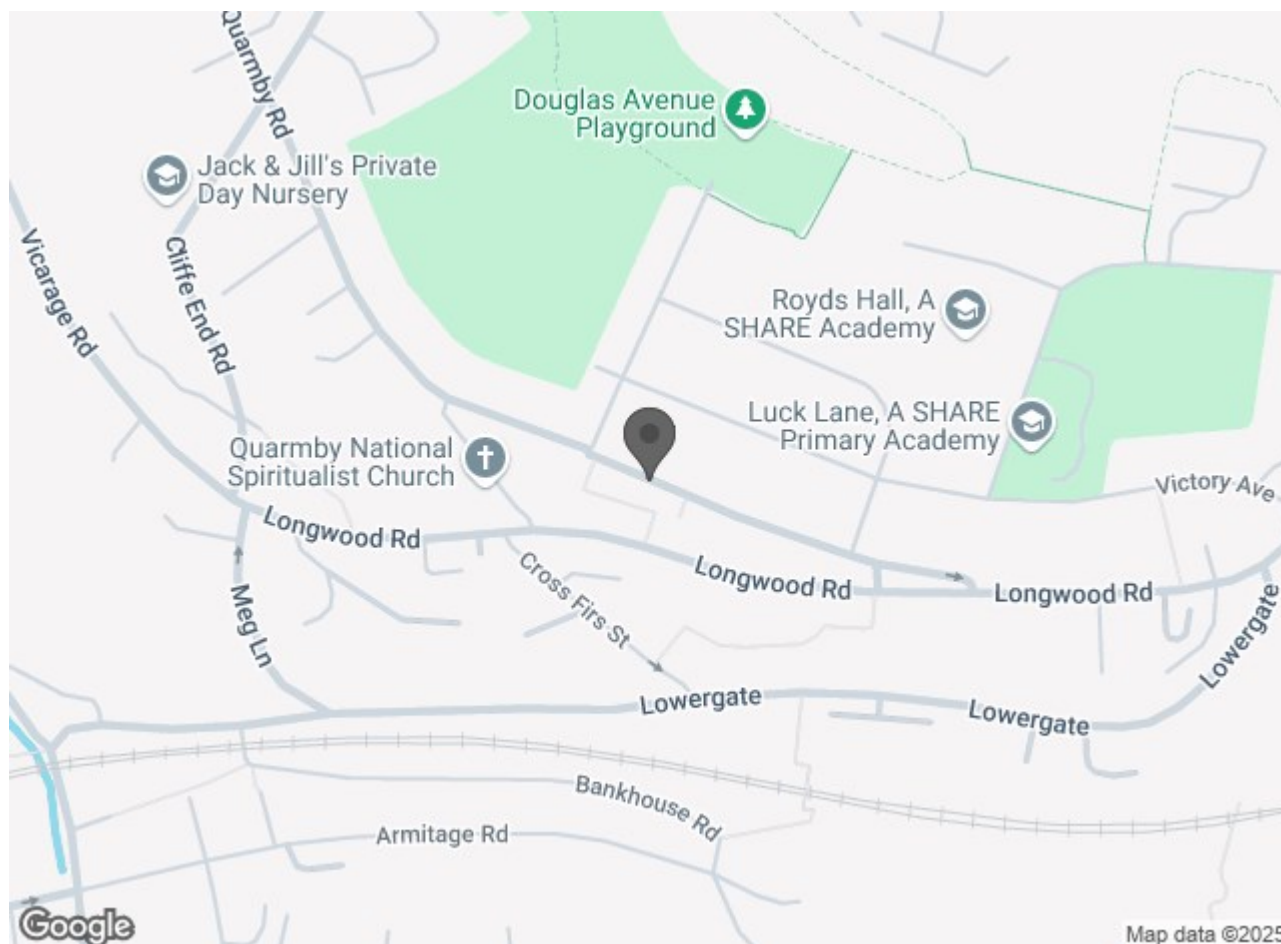
## Details



Externally there is a stone flagged area enclosed by fencing and a timber gate, which could be a seating area and is suitable for tubs, pots, planters, etc.

# Quarmby Road, Quarmby Huddersfield, Yorkshire

Directions





## **Quarmby Road, Quarmby Huddersfield, Yorkshire**

**Lettings Disclaimer** - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.