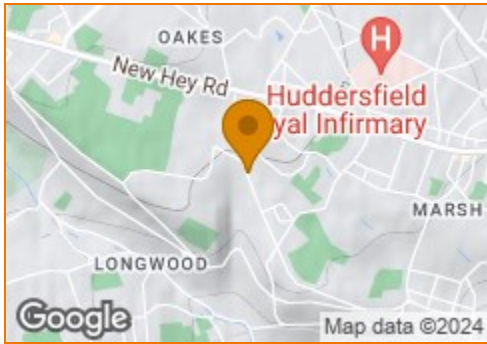


BOULTONS

Terrain Map



Hybrid Map



Terrain Map



Floor Plan

Basement
Store
Keeping Cellar

Ground Floor
Living
Kitchen

First Floor
Bedroom 2
Bedroom 1

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Plan produced using PlanUp.



Quarmby Road
Quarmby, Huddersfield, HD3 4YY

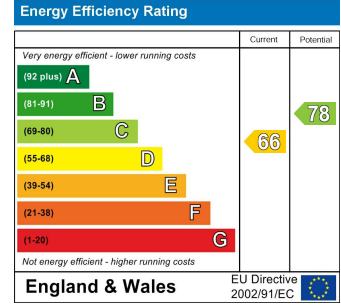
Offers Around £112,000

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Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 AUCTIONEERS
 ESTATE AGENTS
 VALUERS
 LETTING AND MANAGEMENT SPECIALISTS

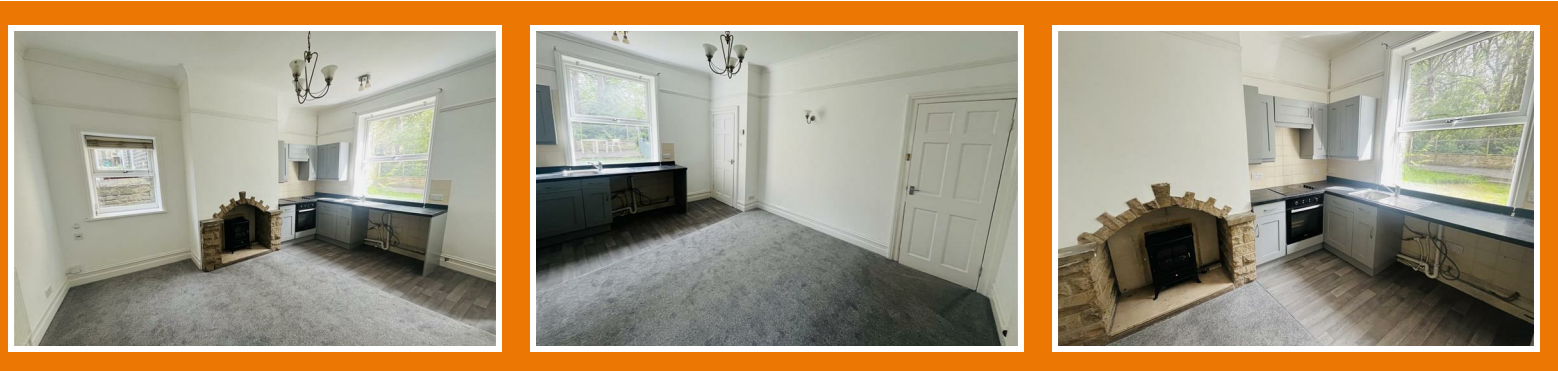
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Quarmby Road

Quarmby, Huddersfield, HD3 4YY

Offers Around £112,000



Welcome to this charming property TUCKED AWAY at the rear of Quarmby Road in the conveniently located suburb of Quarmby, Huddersfield. This rear facing house boasts 2 bedrooms, making it perfect for a small growing family or first time buyers looking for a cosy space to call home.

Situated in a sought-after area with NO UPPER CHAIN, this property presents an excellent BUY TO LET OPPORTUNITY for investors and is HANDY FOR M62 giving easy access to nearby towns and cities, making commuting a breeze.

Step inside to discover NEW CARPETS that add a touch of freshness to the interior and due to the Back to Back layout it offers a great sense of privacy.

One of the standout features of this home is the generously sized GARDEN, providing ample space for outdoor activities, gardening, or simply relaxing in the fresh air. Imagine enjoying a cup of tea or hosting a barbecue in this lovely outdoor space.

Don't miss out on the opportunity to own this wonderful property in Quarmby. Whether you're looking to invest or settle down, this house offers great potential and a comfortable living environment. Contact us today to arrange a viewing and make this house your new home!

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

4'4" x 3'10"
Accessed via a newly installed, composite front door and with a staircase rising to the front door, decorative period arch, newly installed floor covering and stair carpet. An internal door leads through to the generous living kitchen.

LIVING KITCHEN

15'10" x 12'5"
Enjoying an abundance of natural light via the two uPVC double glazing windows positioned to the side and rear elevations with the main picture window overlooking the garden and woodland beyond. The kitchen area is fitted with a range of dove grey coloured wall and base unit with stainless steel handles and slate effect working surfaces. The kitchen is further equipped with a fitted electric hob, oven, plumbing for a washing machine and provision for additional white goods in the form of space for a tallboy fridge freezer and additional below counter space. There are part tiled splashbacks and matching slate effect upstands adjacent to the stainless steel inset sink unit and drainer and with mixer tap over. There is decorative coving and picture rail on display along with a central heating radiator. The focal point for the room is a traditional stone feature fireplace with an electric stove inset. Newly installed carpet in the living area and a Nordic oak effect floor covering in the kitchen area. An internal door leads to the cellar head which has steps descending to the lower ground floor keeping cellar.

KEEPING CELLAR

15'10" x 9'2" average
The cellar houses the fuse board, electricity meter, water and gas meters, with power points and lighting. In the former coal store there is water laid on in this area should an incoming purchaser wish to use this for a washing/utility area.

FIRST FLOOR

BEDROOM 1

10'2" x 9'5" to the wardrobe doors, plus the entrance
Enjoying excellent levels of natural light and an attractive aspect via the uPVC double glazed window, central heating radiator, newly fitted carpet and a double sliding door fronted robe with a range of hanging and shelving. An Ideal Logic Plus combination boiler is concealed within one of the fitted units. In keeping with the remainder of the property, this room is presented in a light, neutral colour scheme.

BEDROOM 2

8'0" x 8'1" plus the entrance, 8'0" x 3'10"
Another generous size bedroom, with a central heating radiator, uPVC double glazed window taking in the aforementioned aspect, also with newly fitted carpet, eyeball spotlights, central heating radiator and also in good decorative order.

HOUSE BATHROOM

6'6" x 5'5"
Fitted with a white, three piece suite comprising panel bath with shower over, pedestal hand wash basin and low flush wc. Complementary tiled walls, spotlights within the ceiling, uPVC double glazed window with privacy glass inset, central heating radiator. Double door fronted linen cupboard with head height cupboard storage over.

OUTSIDE

A generous, predominantly lawned garden with an elevated patio seating area, all with a good degree of privacy and enjoying a wooded backdrop, evergreen borders, rockeries and with another patio seating area adjacent to the house.

COUNCIL TAX BAND A

TENURE

We understand the subject property is a freehold arrangement, further details can be obtained during the conveyancing process. It should be noted that the neighbouring property extends in a flying freehold type arrangement over the subject property at second floor level.

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Boultons E.A are required to qualify the status of any prospective purchaser, including the financial position of that purchaser and their ability to exchange contracts. For us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD SUBJECT TO CONTRACT' each prospective purchaser will be required to demonstrate that they are financially capable to proceed with the purchase of the property.

