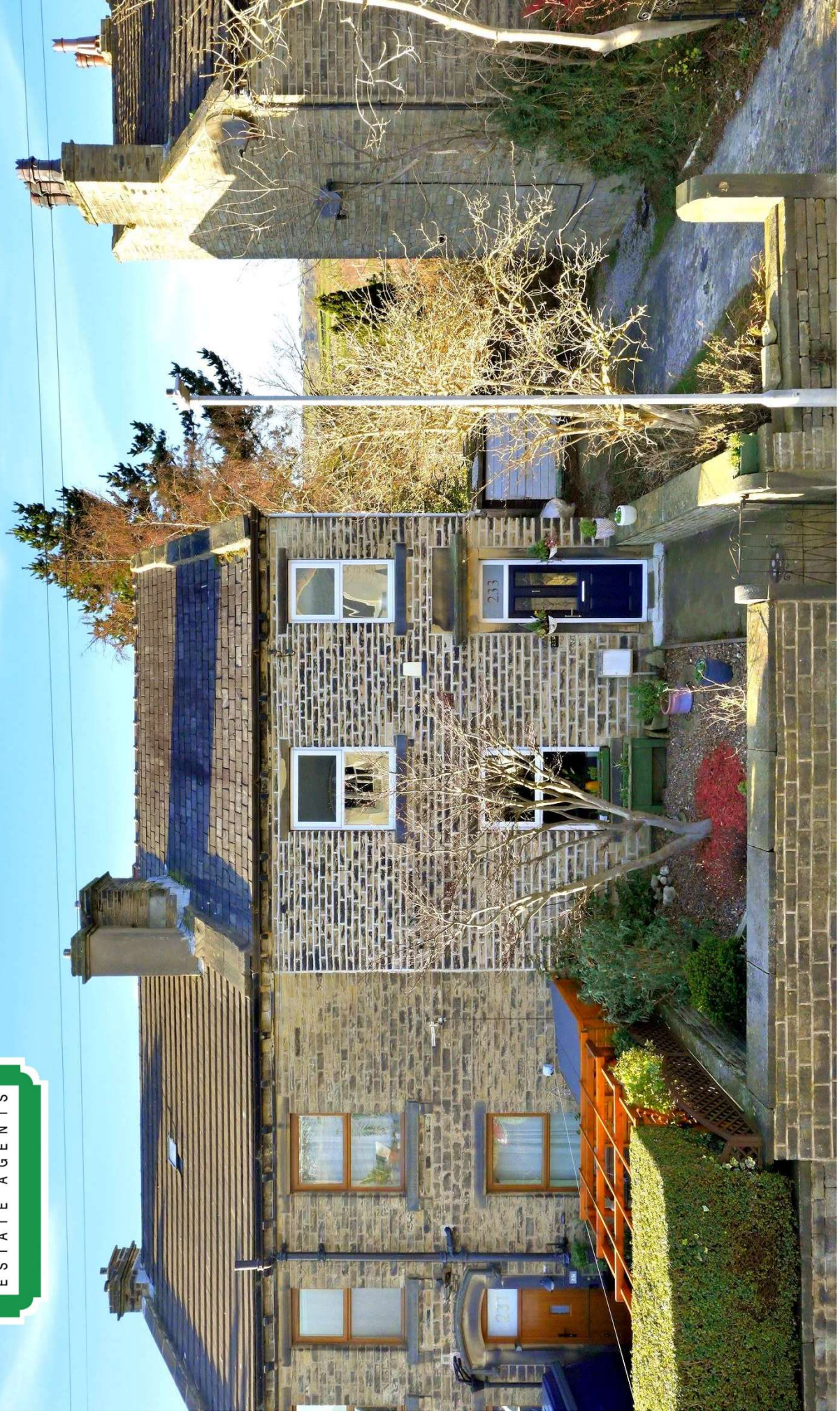


**Simon Blyth**  
ESTATE AGENTS



233 Quarmby Road, Huddersfield - HD3 4FB

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# Floorplan

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## PROPERTY DESCRIPTION

A mature stone-built end through terraced house with a spacious and well-appointed interior overlooking a westerly facing rear garden together with off-road parking and garage.

This appealing family home is located in a popular residential area close to a variety of amenities including shops, schools and ideally placed for access junctions 23 and 24 of the M62. The accommodation is served by a gas central heating system, pvcu double glazing and briefly comprises to the ground floor entrance hall, living room with wood burning stove, a spacious modern fitted dining kitchen and sun lounge. Basement with vaulted office/playroom and w.c. First floor landing leading to three bedrooms and bathroom. Externally gardens are laid out to front and rear with the rear also having off-road parking together with single garage.

**Price offers around £295,000**

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## GROUND FLOOR

### ENTRANCE HALL

With a composite panelled and frosted double glazed door with a frosted pvcu double glazed window above the door all of which provide natural light, there is a ceiling light point, dado rail, tiled floor, central heating radiator and to one side a spindled staircase rises to the first floor. From the hallway access can be gained to the following rooms: -



### LIVING ROOM

*Measurements- 16'2"x 12'0"*

A generously proportioned and comfortable reception room situated to the front of the property and having a pvcu double glazed window looking out over the garden, there is a decorative ceiling rose with ceiling light point, ceiling coving, picture rail, central heating radiator, storage cupboard with fitted shelving and as the main focal point of the room there is a chimney breast with oak mantle and homed to a wood burning stove resting on a flagged hearth.

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## DINING KITCHEN

Measurements- 19'7"x 12'0"

As the dimensions indicate this is another generously proportioned room which is situated to the rear of the property and has a pvcu double glazed window looking out over the garden and enjoying pleasant views beyond, there are inset ceiling downlighters, central heating radiator, grey oak effect laminate flooring and fitted with a range of cream shaker style base and wall cupboards, drawers, pan drawers and complimented by contrasting overlying worktops with tiled splashbacks, glazed display cupboard with glass shelving downlighter, wine rack, inset one and a half bowl single drainer sink with chrome mixer tap, five ring stainless steel gas hob with angled stainless steel and smoked glass extractor hood over, electric double oven, microwave, plumbing for automatic washing machine, integrated bins, integrated dishwasher and chimney breast. From the dining kitchen an archway gives access to a sun lounge.

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## Sun Lounge

Measurements- 10'8"x 5'10"

With pvcu double glazed windows looking out over the rear garden with a pvcu and double-glazed door to one side, there are fitted floor to ceiling cupboards, inset ceiling downlighters, central heating radiator and grey oak effect laminate flooring.



## Basement

Vaulted office/playroom which is 13'10 x 6'2 this is accessed from the hallway with stone steps with low level LED lighting. Office has inset ceiling downlighters, three wall light points, pvcu double glazed window, central heating radiator, laminate flooring and door giving access to a w.c.

## W.C

With wall light point, laminate flooring and fitted with a suite comprising hand wash basin and low flush w.c.

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## FIRST FLOOR LANDING

With ceiling light point, spindled balustrade from here access can be gained to the following rooms: -



## BEDROOM ONE

Measurements- 16'8"x 12'0"

A Double room with pvcu double glazed window looking out over the front garden, there is a ceiling light point, loft access, high level storage cupboard, picture rail, central heating radiator and chimney breast with a stone surround and decorative cast iron inset.



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## BEDROOM TWO

*Measurements- 12'0"x 10'0"*

A double room with a pvcu double glazed window looking out over the rear garden and with far reaching views beyond, there is a ceiling light point, picture rail, central heating radiator, chimney breast and to the left hand side of the chimney breast there is a fitted wardrobe with storage cupboard over.



## BEDROOM THREE

*Measurements- 12'2"x 9'3"*

A double room situated adjacent to bedroom number two and enjoying a similar aspect through pvcu double glazed window, there is a ceiling light point, picture rail and central heating radiator.

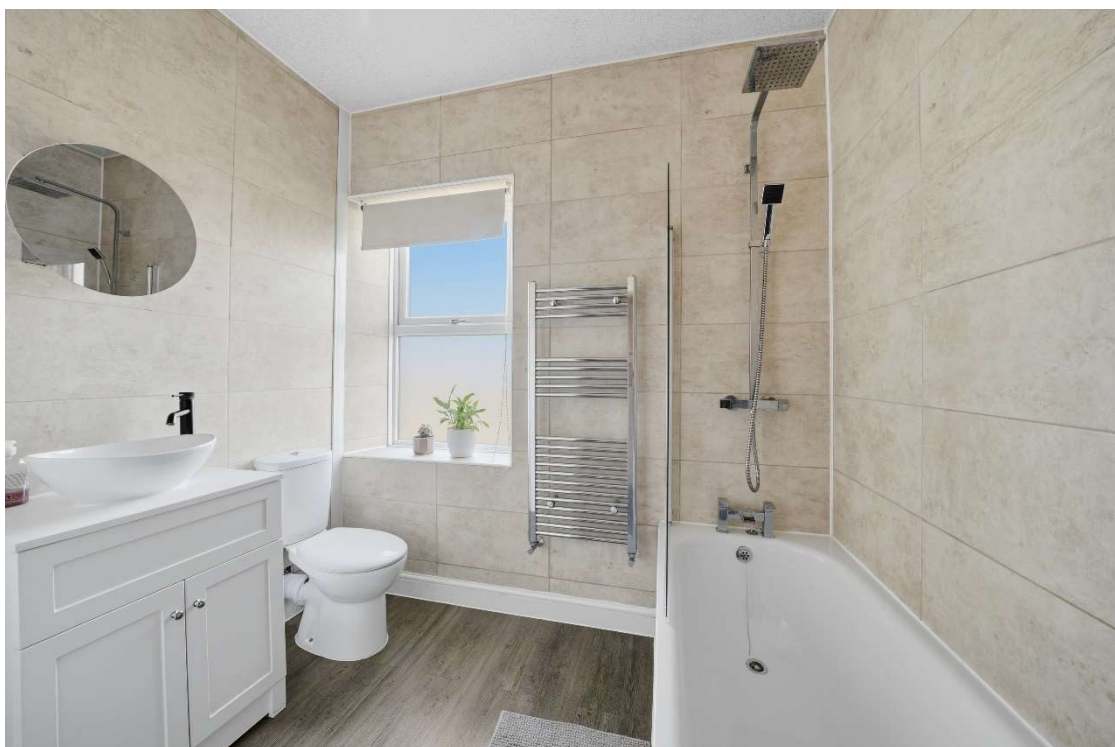


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## BATHROOM

Measurements- 8'0" x 7'0"

With a frosted pvcu double glazed window, ceiling light point, floor to ceiling tiled walls, cupboard housing an ideal gas fired central heating boiler with further storage above, laminate flooring, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit mounted with oval hand wash basin with monobloc tap, low flush w.c and timber panelled bath with glazed shower screen, chrome waterfall style mixer tap and with chrome shower fitting including fixed shower rose and separate hand spray.



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## OUTSIDE

### GARDENS

To the front of the property there are stone gate posts with a wrought iron hand gate opening onto a stone flagged pathway leading to the front door, adjacent to this there is a gravelled garden area with planted trees and shrubs. To the rear there is a westerly facing garden which has a printed limestone set pathway with a lawn, planted shrubs to the borders, fuelled store, to the side of the garage there is a further lawned area with an area of timber decking at the foot of the garden with a spindled byastrade and from here there are some lovely far reaching views over the Colne Valley.

### PARKING

There is an access lane which leads around to a gravelled driveway which provides off road parking and in turn leads to a detached garage.

### GARAGE

*Measurements- 16'5"x 10'3"*

With up and over door.





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### **ADDITIONAL DETAILS**

**Central heating-** The property has a gas central heating system.

**Double glazing-** The property has pvcu double glazing.

**Tenure-** Freehold

**Council Tax Band-** A

**Directions-**Using satellite navigation enter the postcode HD3 4FB

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

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### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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### **OFFICE OPENING TIME 7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

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