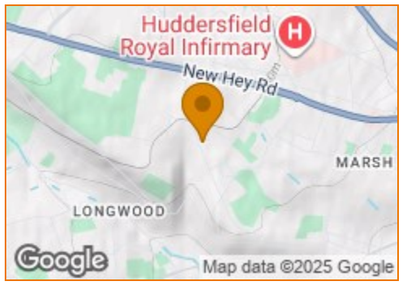
BOULTONS

Terrain Map



Hybrid Map

Terrain Map

Floor Plan

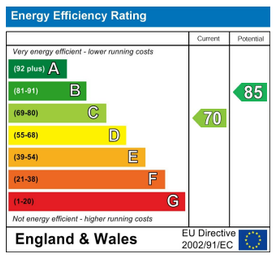
For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

228 Quarmby Road, Huddersfield

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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Quarmby Road

Quarmby, Huddersfield, HD3 4YY

£225,000

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£225,000

OFFERED WITH NO ONWARD CHAIN is this attractive semi-detached house. Offering an excellent opportunity for first-time buyers and young professionals alike.

The ground floor features a spacious bay fronted lounge further enhanced by a lovely dining kitchen at the rear which is a thoughtful extension that creates a social space, perfect for entertaining or enjoying summer evenings at home with the patio doors leading straight out to the rear garden.

There are two well-proportioned bedrooms and you will also find a modern yet traditionally styled bathroom blending function and the needs of contemporary living.

Situated conveniently for those who require access to the M62, this home serves as a fantastic base for commuters. Additionally, the vibrant amenities of Lindley and Marsh are just a stone's throw away, offering a delightful mix of shops, cafes, and local services.

The property also benefits from an attractive outlook both at the front and rear, furthermore, there is potential for further extension, subject to planning permission, allowing you to tailor the home to your specific needs and preferences going forward.

Don't miss your chance to make this delightful property your new home and call today to book your viewing.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY
6'3" x 3'2"

Accessed via a traditional, timber framed and single glazed front door, with cloaks hanging and a cupboard unit where there is access to the stop tap and utility services. There is a centrally positioned staircase rising to the first floor and two internal doors leading to the lounge and dining kitchen.

LOUNGE
13'11" max x 10'11"

This light, bright and well presented reception room enjoys and abundance of natural light via the uPVC double glazed bay window which has a window seat from where the attractive aspect over the surrounding countryside can be enjoyed. The focal point for the room is a decorative rustic style fireplace with bespoke alcove shelving providing an attractive and practical feature. Central heating radiator and a light oak effect laminate floor covering which is extended from the entrance hall into both the lounge and hallway.

DINING KITCHEN
18'5" max x 13'8" max, 12'4" average

The kitchen is another light, bright and generously proportioned reception room which provides a living kitchen style arrangement. The kitchen area being fitted with a range of traditionally styled wall and base units with complementary marble effect worktops with matching upstands which incorporate a four ring electric hob and composite sink with mixer tap. The kitchen is further equipped with a fitted Zanussi oven and plumbing for a washing machine. Positioned to the rear roof slope of the extension are two skylights and there are sliding uPVC double glazed patio doors to the rear elevation. Another uPVC double glazed window is positioned to the gable end of the property. Concealed within a cupboard unit is a Vaillant combination boiler. There is a central heating radiator in one of the alcoves and bespoke display shelving over.

PANTRY/UNDERSTAIRS CUPBOARD
9'11" max x 2'8"

Housing the fuse board and electricity meter and also providing useful storage space.

FIRST FLOOR

BEDROOM 1
14'1" max x 10'6" into the bay

Another generous sized room, taking in the distant views via the uPVC double glazed bay window. There is also a central heating radiator, a picture rail and a decorative period feature fireplace.

BEDROOM 2
13'2" x 7'8" max

Positioned at the rear of the property, also with an attractive wooded outlook via the uPVC double glazed window. Central heating radiator and useful bulkhead cupboard/wardrobe space.

BATHROOM
6'11" x 5'11" max

Fitted with a white three piece suite comprising pedestal hand wash basin with traditional mixer tap, high flush wc and claw footed slipper bath with mixer tap, hand held shower and main rainfall shower head over. Complementary herringbone style splashbacks surround the bath and shower area. There is a contrasting chrome mono block heated towel rail along with a uPVC double glazed window with privacy glass inset positioned to the rear elevation.

LANDING
6'0" average x 5'9"

There is a loft hatch providing access to the roof space (not inspected at the time of the appraisal).

OUTSIDE

To the front of the property is an established buffer garden which is predominantly laid to lawn with flower beds and established evergreen hedge. A driveway to the front and side provides off road parking and, in turn, leads to a gated side patio area which leads to the rear garden. This is also predominantly lawned with the aforementioned wooded aspect and with planted pockets and flower beds along with a garden shed for storage.

TENURE

COUNCIL TAX