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Quarmby Fold, Quarmby
Huddersfield,

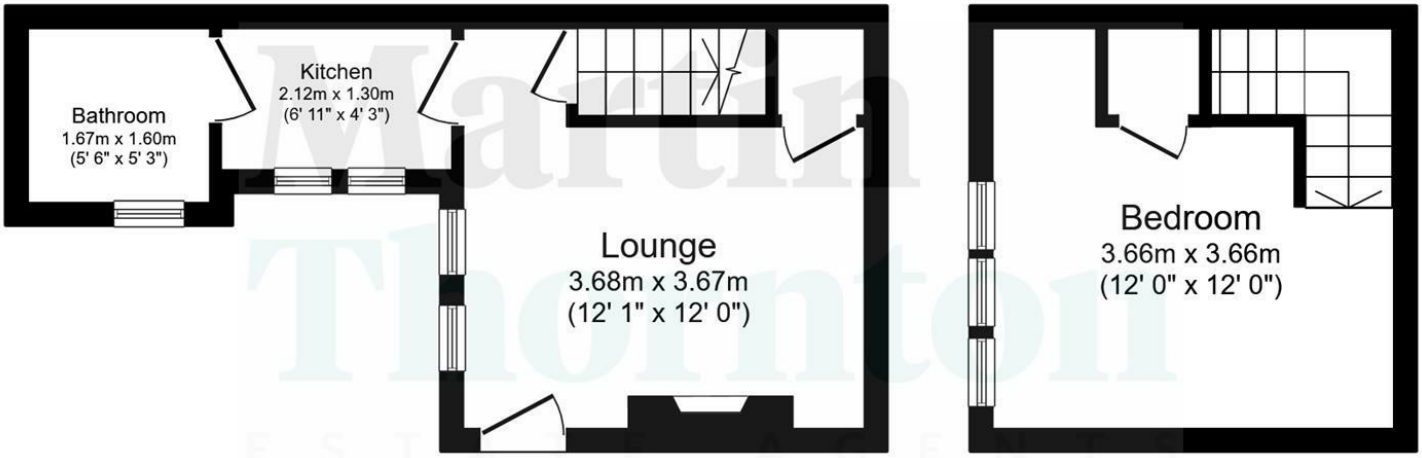
Offers over £90,000

Nestled in the heart of this little known hamlet, known as Quarmby Fold, is this lovely Grade II listed, one-bedroom, quirky terraced property. The house has been enjoyed over the last thirty years by the current owner, and may prove suitable for a first time buyer or as a buy-to-let investment. The accommodation comprises a living room, kitchen, bathroom and, to the first floor, an open-plan bedroom. It has a gas-fired central heating system and is part double-glazed. The property enjoys a blend of original character and modern refinement, including a stable style door, stone mullion windows and a small low-maintenance raised garden with a sitting area. Offered with no onward chain, viewing is essential to see all this property has to offer!

On-street parking at Haughs Road, our ‘for sale’ board is at the bottom of the path for direction.

Quarmby Fold, Quarmby
Huddersfield,

Floorplan



Ground Floor

First Floor

Total floor area: 32.7 sq.m. (352 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

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Details

Entrance
A stable style door with double-glazed inserts opens into the living room.

Living Room
This room has an array of beams on display to the ceiling, along with a window seat, mullioned double-glazed windows and a radiator. The focal point of the room is a stone fire surround with a tiled inset and hearth, home to a living flame gas fire. There is a useful under stairs store cupboard with power points and a door leading into the kitchen.

Kitchen
The galley style kitchen has a stainless steel sink unit, base and wall cupboards and worktops. There is an oven and a split-level hob. It has plumbing for an automatic washing machine and natural light from the front elevation via two double-glazed windows. A timber panelled door leads into the bathroom.

Bathroom
The bathroom currently has a low-level WC, a pedestal wash hand basin and a panelled bath with a mixer tap rising to a shower head. There is part tiling to the walls, a ceiling light point and a double-glazed window providing natural light from the front elevation.

First Floor Landing
From the living room, a staircase rises to the first floor landing, which leads to the bedroom.

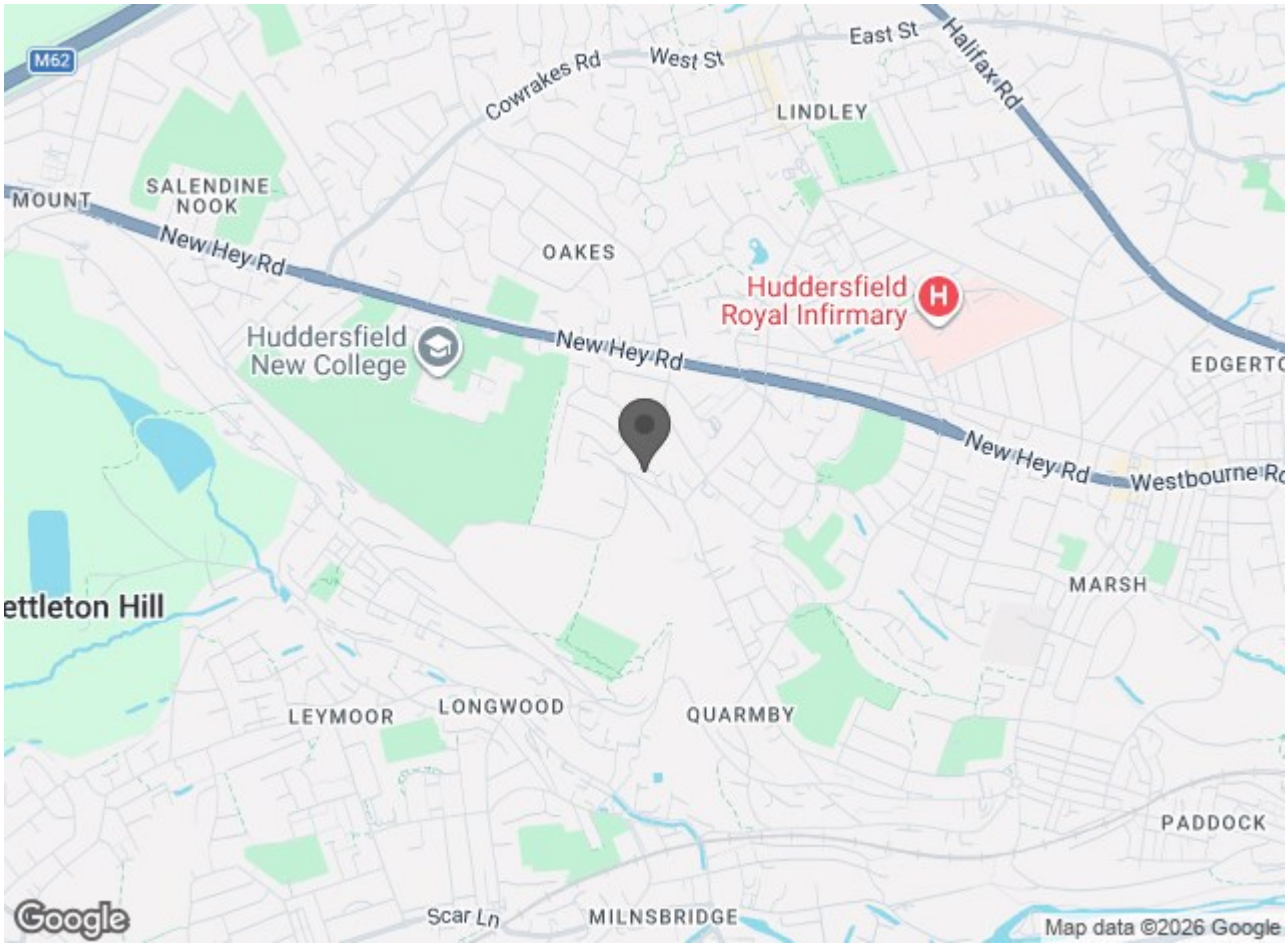
Bedroom
This good-sized double bedroom has an array of beams to the ceiling and stone mullioned windows to the side elevation with three double-glazed inserts. There is a built-in linen cupboard over the bulkhead, power points and a radiator.

External Details
There is a small, raised flowerbed style garden at the front of the property and a small flagged seating area, as well as an outdoor tap. A pathway leads down to Haughs Road, where there is on street parking.

Tenure
The vendor informs us that the property is freehold.

Quarmby Fold, Quarmby
Huddersfield,

Directions



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