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**Quarmby Road, Quarmby  
Huddersfield,**

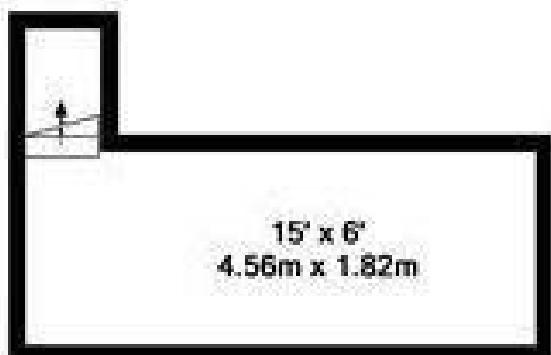
**Offers over £110,000**

Only by internal inspection can one appreciate the deceptive nature of this two double bedoomed, 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.

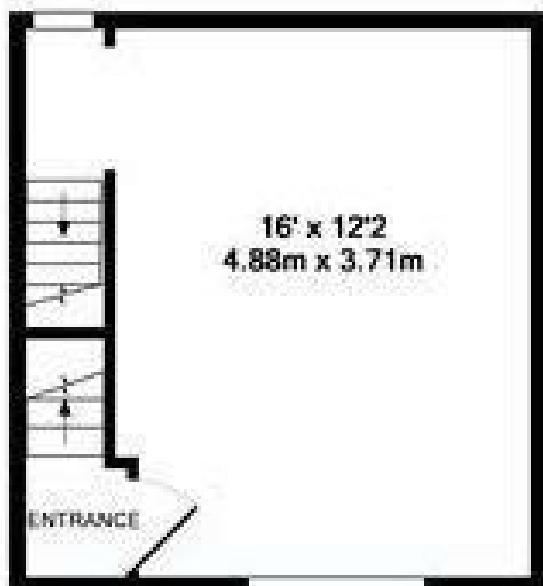
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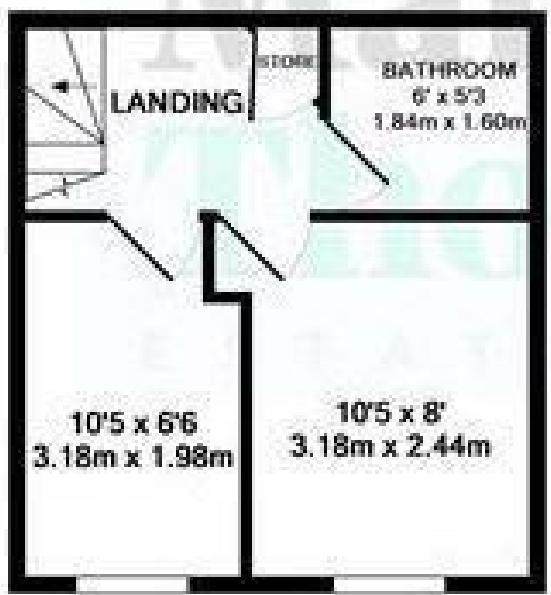
**Floorplan**



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



16' x 12'2  
4.88m x 3.71m



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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**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.



**Details**

**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.



**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**

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.



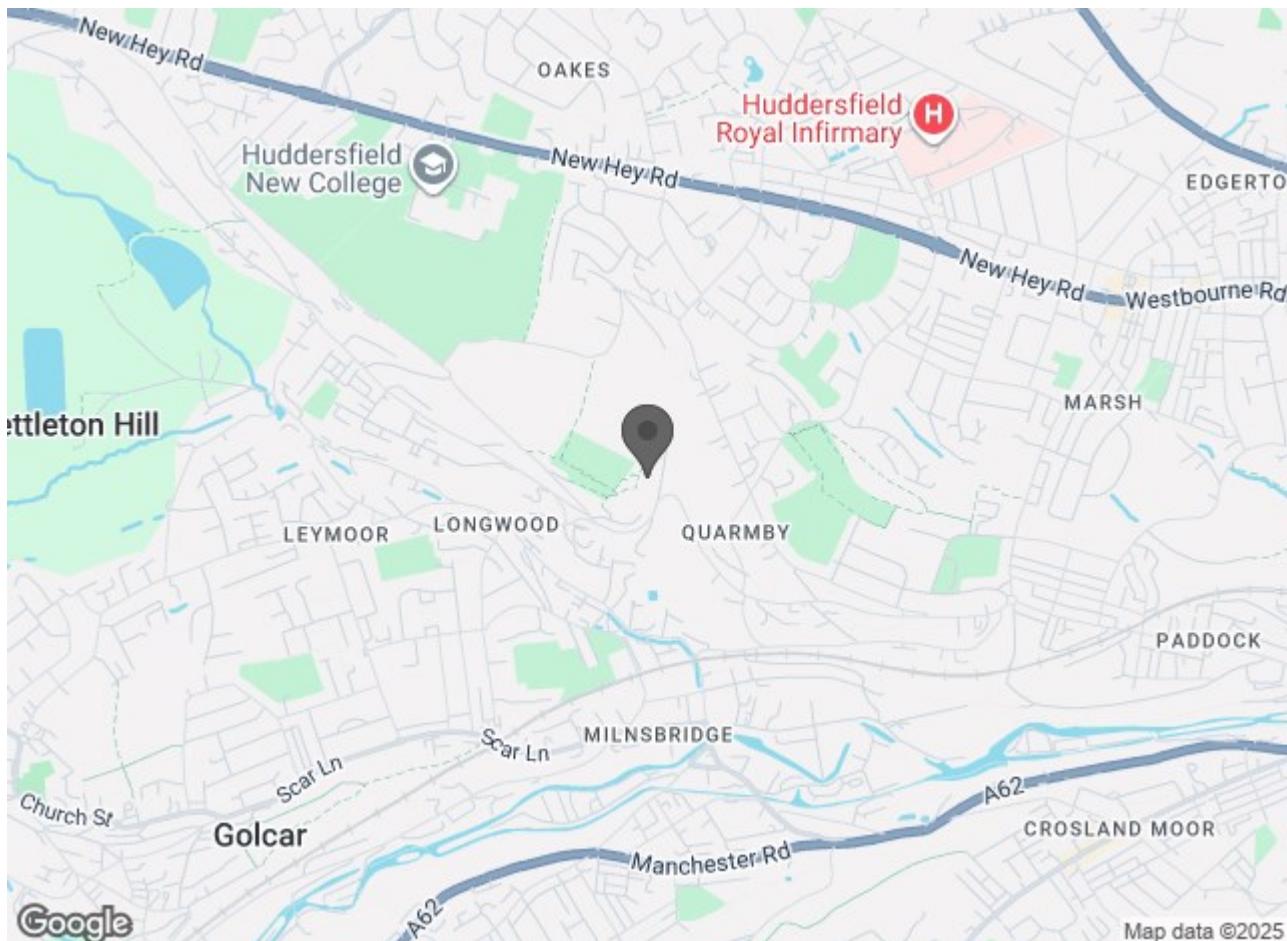
**Tenure**

The vendor informs us that the property is freehold.

# Quarmby Road, Quarmby Huddersfield,



Directions



**Martin  
Thornton**  
ESTATE AGENTS

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