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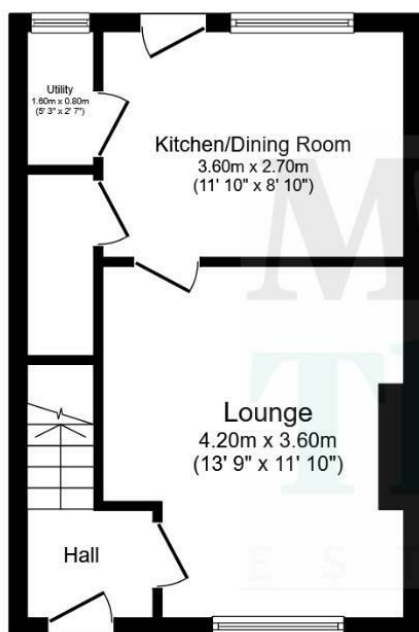
## Hawes Avenue, Quarmby Huddersfield,

**£950 Per month**

This three double bedroom end terraced property is located in the popular residential area of Quarmby. It may be suitable for a professional couple or a family looking to access the M62 motorway network or nearby recommended schooling. The accommodation comprises an entrance hallway, living room, kitchen with pantry and a cellar. There are two double bedrooms and a shower room on the first floor. On the second floor, there is a further double bedroom and a bathroom. The property benefits from gas-fired central heating and uPVC double-glazing. Externally, at the front of the property, there is a driveway providing off-road parking. At the rear, there is an enclosed and lawned garden area with a southerly aspect.

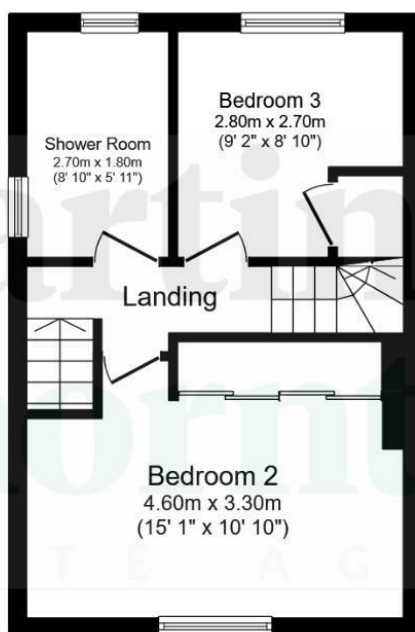
# Hawes Avenue, Quarmby Huddersfield,

## Floorplan



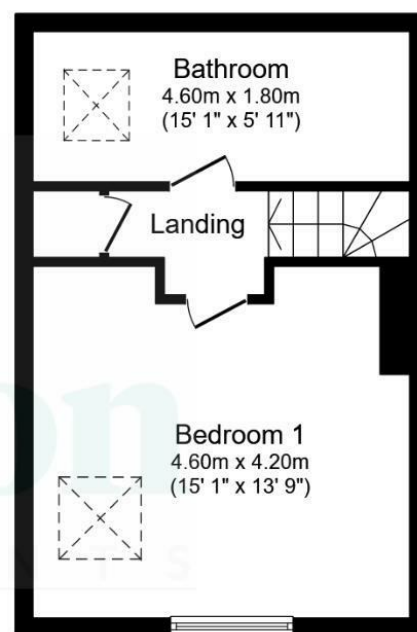
**Ground Floor**

Floor area 31.5 sq.m. (339 sq.ft.)



**First Floor**

Floor area 31.5 sq.m. (339 sq.ft.)



**Second Floor**

Floor area 31.5 sq.m. (339 sq.ft.)

Total floor area: 94.6 sq.m. (1,018 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](http://www.Propertybox.io)

# Hawes Avenue, Quarmby Huddersfield,

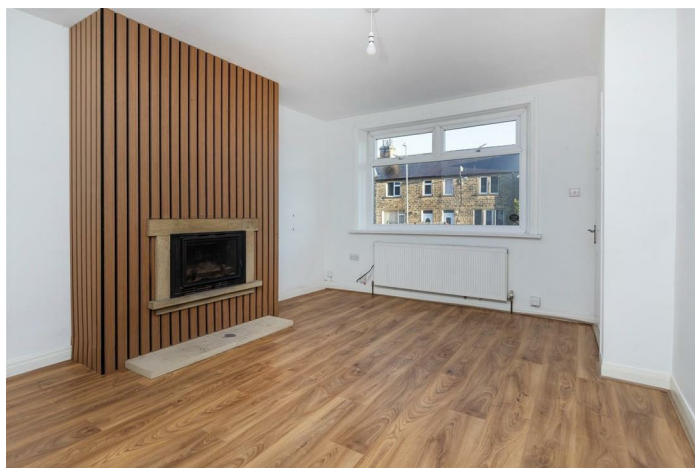
## Details



### Entrance Hallway

A uPVC door with double-glazed inserts opens into the entrance hall, where there is an alarm system, a ceiling light point and a radiator. A staircase leads to the first floor accommodation and a timber door gives access to the living room.

### Living Room



This reception room is positioned at the front of the property and has a large uPVC double-glazed window. It has laminate style flooring, a ceiling light point and a radiator. There is feature panelling to the chimney breast, which is home to a cast iron multi-fuel fire. A timber and glazed door gives access to the kitchen diner.

### Kitchen Diner



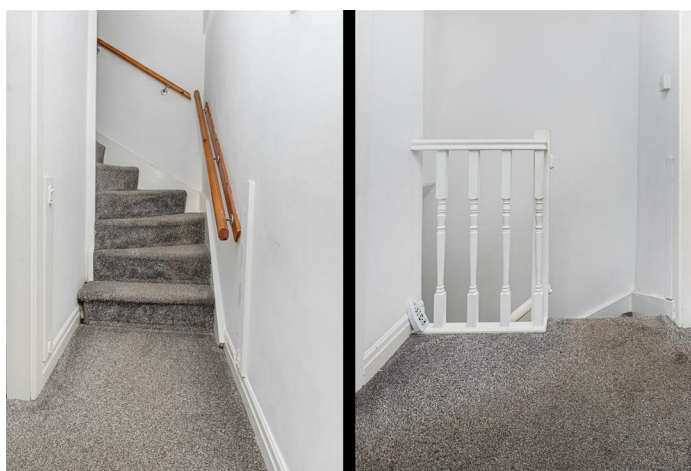
The kitchen area has a range of wall and base cupboards,

drawers, roll-edge worktops with brick style tiled surrounds and a one-and-a-half bowl stainless steel sink. Integrated appliances comprise an oven and hob with an overlying canopy style filter hood. There is a useful pantry, with space for a fridge freezer, laminate style flooring throughout, a wall-hung radiator and ceiling downlight points. A uPVC window overlooks the rear garden, which can be accessed via a uPVC door. A timber door gives access to the cellar.

### Cellar

This area houses the Ideal central heating boiler.

### First Floor Landing



From the entrance hall, a staircase leads up to the first floor landing, where access can be gained to the following rooms:

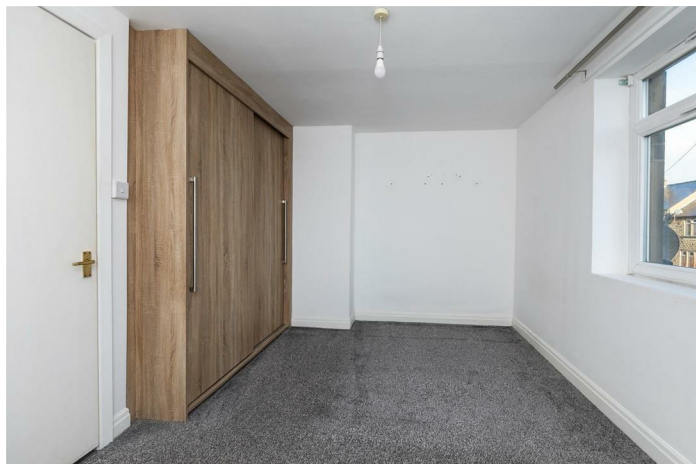


# Hawes Avenue, Quarmby Huddersfield,

## Details



### Bedroom One



This double bedroom is positioned at the front of the property and has fitted wardrobes with hanging rails and shelving, a uPVC window, a ceiling light point and a radiator.

### Bedroom Two



This double bedroom is positioned at the rear of the property and has a useful storage cupboard, a uPVC window, a ceiling light point and a radiator.

### Shower Room



This room has a white suite comprising a walk-in shower with a waterfall style shower head, a vanity wash hand basin with a waterfall style tap and a low-level WC. There is tiling to the floor, appropriate tiling to the walls, ceiling downlighting and a radiator. The room has two uPVC windows and a ladder style heated towel rail.

### Second Floor Landing

From the first floor landing, a staircase rises to the second floor landing, where there are exposed beams to the ceiling and under eaves storage.

### Bedroom Three



This double bedroom has a Velux window, with views towards Castle Hill, and a uPVC double-glazed window overlooking the front elevation. There are exposed beams to the ceiling, a ceiling light point and a radiator.

# Hawes Avenue, Quarmby Huddersfield,

## Details

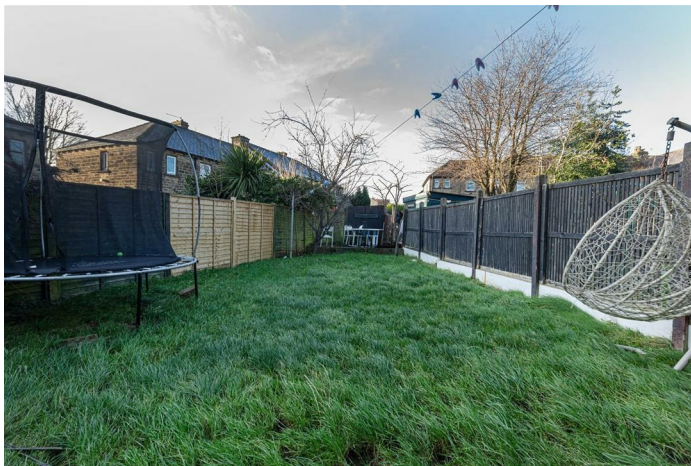


### Second Floor Bathroom



The bathroom has a white suite comprising a panelled bath with contemporary style taps and a shower attachment, a pedestal wash hand basin and a low-level WC. There is vinyl style flooring, appropriate tiling to the walls, an extractor fan, a ceiling light point and a radiator. A Velux window allow natural light into the room.

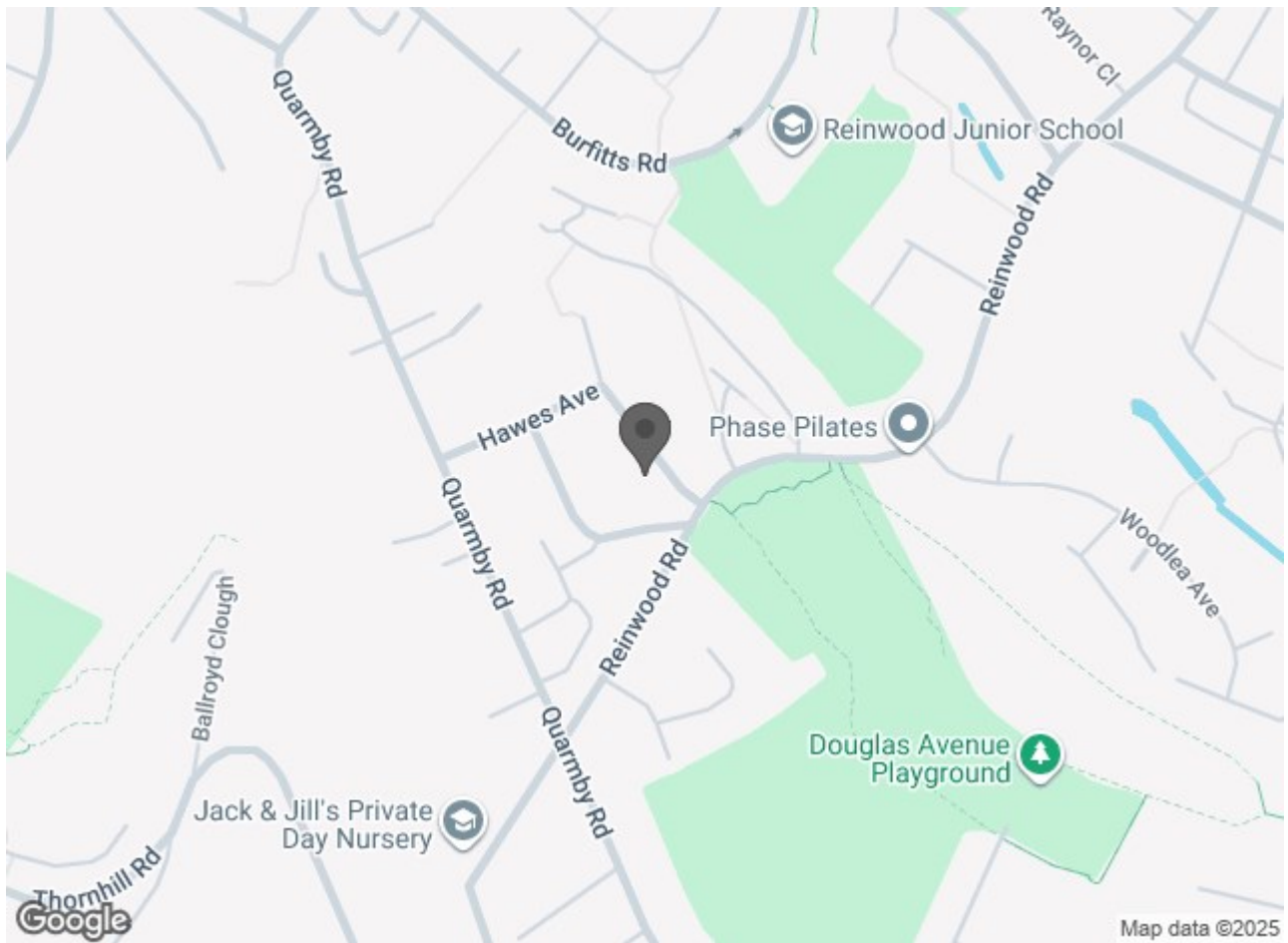
### External Details



At the front of the property, there is a flagged driveway providing off-road parking, a low-maintenance garden area and a flagged pathway leading to the front door. The pathway continues around the side of the property and a timber gate gives access to the rear garden. At the rear, there is a lawned area with fenced borders, an outside water point and security lighting. The rear garden benefits from a southerly aspect.

# Hawes Avenue, Quarmby Huddersfield,

Directions



**Hawes Avenue, Quarmby  
Huddersfield,**

**Lettings Disclaimer** - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.