



**Quarmby Fold
Quarmby Huddersfield
HD3 4YT**



AVAILABLE WITH IMMEDIATE VACANT POSSESSION IS THIS CHARMING STONE BUILT COTTAGE HAVING BEEN MODERNISED AND REFURBISHED TO INCLUDE NEW KITCHEN AND BATHROOM, DECORATIONS, FLOOR COVERINGS AND HAVING BEEN REROOFED.

Quarmby Fold is a small hamlet within a conservation area and ideally placed for access to both Huddersfield town centre and M62 Motorway. The accommodation is served by a gas central heating system with new boiler, sealed unit double glazing and briefly comprises to the ground floor: Living room with exposed stonework and feature stone fireplace, dining kitchen with new cream shaker style cupboards together with integrated appliances. First floor: Landing leading to two bedrooms, both with feature fireplaces and bathroom with new white suite. Externally there are granite setts to the right hand side of the property and to the front. There is also use of a small garden on the right hand side at the entrance to Quarmby Fold shared with two others.

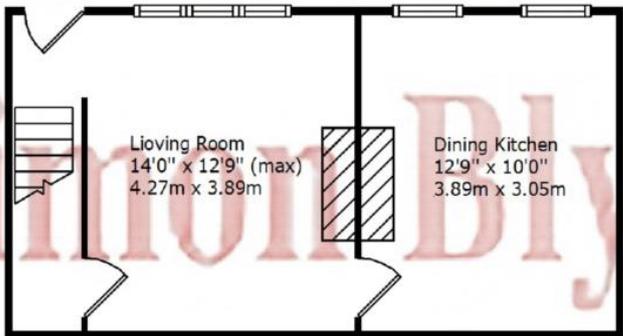
Offers around £135,000

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Tel: 01484 651878**

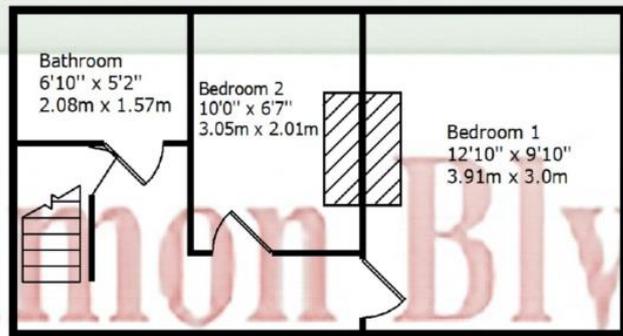
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Quarmby Fold
Quarmby



Ground Floor



First Floor

Drawing: SB-Hud-17-129



THE ACCOMMODATION COMPRISES

GROUND FLOOR

A timber and frosted double glazed door opens into the living room.

LIVING ROOM

14' MAX X 12'9" (4.27m MA X X 3.89m)

This characterful reception room has a bank of leaded sealed unit double glazed windows. There is a heavily beamed ceiling, exposed stonework and to the side of the staircase there is timber panelling, two central heating radiators, ceiling light point and as the main focal point of the room there is an impressive stone fireplace with brass canopy and to the left hand side of the chimney breast there is a TV plinth with storage cupboard beneath. Beneath the staircase there is a useful storage cupboard. To one side a timber panelled door opens into the dining kitchen.



DINING KITCHEN

12'9" X 10' (3.89m X 3.05m)

With two leaded sealed unit double glazed windows. There is a beamed ceiling with a line of angled spotlights. There is oak effect laminate flooring, central heating radiator and a range of cream shaker style base cupboards which are complemented by timber effect worktops. There is an inset single drainer stainless steel sink with chrome mixer tap, four ring stainless steel gas hob with stainless steel filter hood over and stainless steel electric oven beneath, integrated slimline dishwasher, space and plumbing for automatic washing machine, space for a freestanding fridge/freezer and as the main focal point of the room there is a stone fireplace with timber lintel and with a decorative Trolle stove which rests on a quarry tiled hearth.



FIRST FLOOR LANDING

With a bank of high level cupboards with an additional cupboard over the bulkhead which houses and Ideal gas fired combination central heating boiler. There are two ceiling light points and central heating radiator. From the landing access can be gained to the following rooms:-

BEDROOM ONE

12'10" X 9'10" (3.91m X 3.00m)

A double room with leaded sealed unit double glazed windows looking out to the front. There is a ceiling light point with loft access, central heating radiator and as the main focal point of the room there is a feature fireplace with stone surround and cast iron inset.



BEDROOM TWO

10' X 6'7" (3.05m X 2.01m)

With ceiling light point, central heating radiator, leaded sealed unit double glazed windows and chimney breast with painted stone surround and cast iron inset.



BATHROOM

6'10" X 5'2" (2.08m X 1.57m)

With frosted leaded sealed unit double glazed windows, high level storage cupboards, ceiling light point, majority ceramic tiled walls, ceramic tiled floor, ladder style heated towel rail, extractor fan and fitted with a new white suite comprising Vitra pedestal wash basin with chrome monobloc tap, low flush w.c., and panelled bath with glazed shower screen and chrome shower fitting.



ADDITIONAL DETAILS

CENTRAL HEATING

The property has a gas central heating system.

DOUBLE GLAZING

The property has sealed unit double glazing.

EXTERNAL



VIEWING:

For an appointment to view, please contact the Huddersfield Office on 01484 651878

DIRECTIONS

Proceed out of Huddersfield up Trinity Street and on reaching the roundabout by The Junction Public House continue straight ahead onto Westbourne Road. At the next roundabout continue straight ahead onto New Hey Road then shortly after passing the Merrie England Coffee Shop on the right hand side turn left onto Tanyard Road. At the end of Tanyard Road turn right onto Oakes Road South and as the road bends round to the left turn right onto Hawes Road where Quarmby Fold with immediately be found to the right.

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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FLOOR PLANS

Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

IMPORTANT NOTES

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MEASUREMENTS

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm

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