



5 Lowerhouses Road, Quarmby

This delightful 2 bedroomed stone built terraced home would be ideal for a first-time buyer or downsizer. It is immaculately presented throughout making this a 'ready to move into' house purchase with modern installations including well fitted kitchen, white sanitary ware in the bathroom, gas fired central heating, and double glazing. The accommodation briefly comprises entrance lobby, lounge, breakfast kitchen, spacious landing, 2 bedrooms, and bathroom. Externally, there is an enclosed block paved garden to the front, and a rear yard laid with composite decking. It is conveniently located for access to local shops, amenities, schools, a regular bus service, and a short drive up to the M62 at Junctions 23 & 24. For those who love the outdoors, there is easy access to some very pleasant walks, particularly around the nearby Blackmoorfoot Reservoir.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation:

The front entrance door opens into:-

GROUND FLOOR

Hallway

A welcoming entrance with wood flooring and staircase rising to the first floor.



Lounge

15'4" x 14'4"

The main focal point is a modern electric fire mounted on the chimney breast wall. You will also find a window overlooking the front garden, inset ceiling spotlights, wood effect flooring, and an opening leads through to:-



Breakfast Kitchen

18'8" x 7'7"

Fitted with a range of modern wall, drawer and base units having ample worksurfaces over which incorporate a stainless steel circular sink and drainer with mixer tap above. There is an integrated dishwasher, range cooker with extractor hood over, plumbing for a washing machine, and space for a fridge/freezer. There are tiled splashbacks, window and external door to the rear, inset ceiling spotlights, stone flagged floor, space for a small dining table, and door giving access down to the cellar.

BASEMENT

Cellar

With natural light provided by a sub level frosted window to the front, gas fired central heating boiler, stone flagged floor, and access to the former coal store which also has some natural light.

FIRST FLOOR



Landing

A tall window to the rear provides natural light over the staircase and landing areas. There are inset ceiling spotlights, and a pull down loft access.



Bedroom 1

14'5" x 8'9"

A double bedroom with fitted wardrobes to both sides of the chimney breast, and a window offers views to the front.



Bedroom 2

9'7" x 7'10"

A generous single or small double bedroom with window to the front.

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Bathroom

12'2" x 7'8"

A larger than expected bathroom fitted with a white suite comprising a panelled bath with central mixer tap and tiled splashbacks, low flush w.c., pedestal wash basin with tiled splashback, and a separate shower cubicle with dual head mains fed shower over. There are inset ceiling spotlights, extractor fan, frosted window to the rear, and tiled floor.



OUTSIDE

To the front there is a mainly block paved garden with raised borders providing ample space to sit out, all enclosed by stone walling topped with metal railings and a matching metal entrance gate. At the rear is a spacious yard laid with composite decking which is enclosed by stone wall and fencing. There are gates to both sides providing access for No.3 to come along the back of the terrace and access for this property to pass through at the rear of No.7. There is outside lighting and water tap.

Viewing

By appointment with Wm. Sykes & Son.

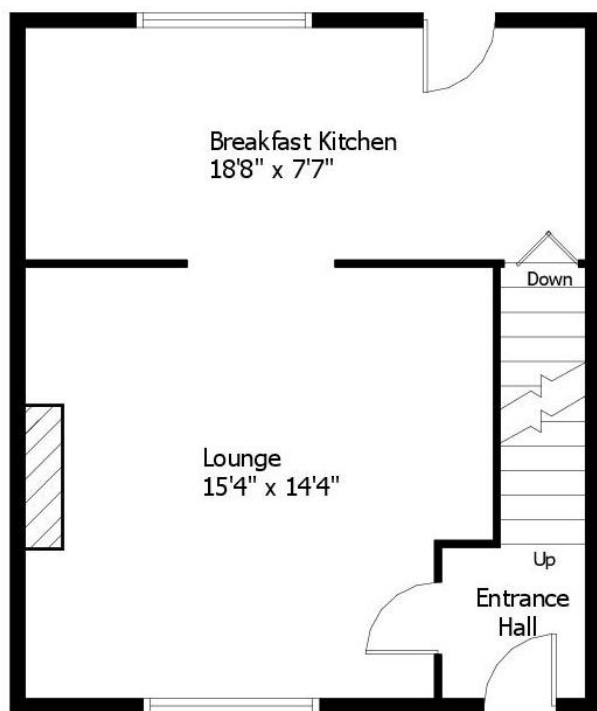
Location

Approaching from Marsh, proceed up to the roundabout and instead of turning right towards the hospital, turn left onto Reinwood Road. Follow the road right to the end and turn right at the junction onto Quarmby Road. Lowerhouses Road is the second turning on the right and No.5 is the 3rd property on the left.

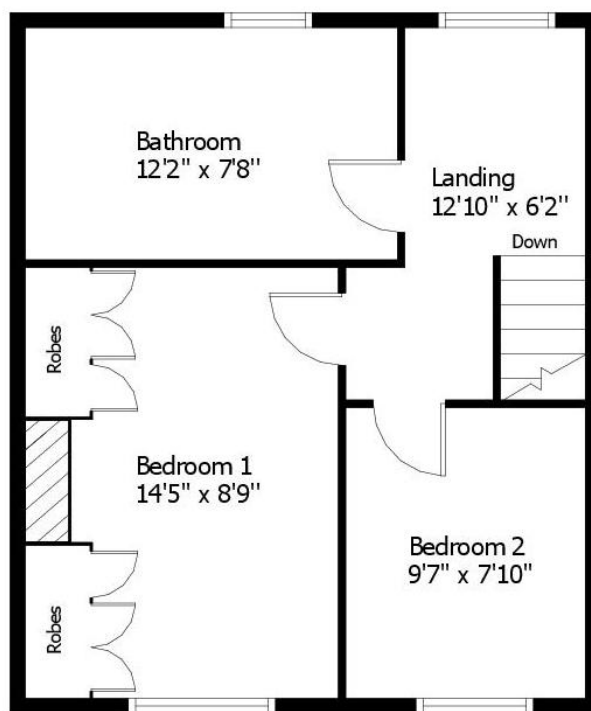
Additional Information

- Council Tax – Band A
- Tenure – Freehold
- Please note that there is a right of way for No.3 to come through the gate pass along the back of No.5 and then, along with this property, there is access along the back of No.7 to get out at the end of the terrace.
- Energy Rating 53 (Band E)
- Utilities:-
 - Water – mains
 - Drainage - mains
 - Gas – mains
 - Electricity - mains
 - Heating – gas fired central heating and an electric fire in the lounge.
 - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows a 'ultrafast' broadband service in the area, and mobile coverage is available with several providers.

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Ground Floor



First Floor

This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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