

4 Quarmby Croft,
Oakes HD3 4YD

OFFERS AROUND
£335,000



POSITIONED ON A PLEASANT CUL DE SAC, THIS WONDERFUL THREE DOUBLE BEDROOM DETACHED FAMILY HOME IS BURSTING WITH POTENTIAL AND BOASTS SPACIOUS LIVING ACCOMMODATION, WELL MAINTAINED GARDENS, DRIVEWAY AND A DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 10'11" max x 10'5" max

You enter the property through a part glazed uPVC door with an obscure side window into an impressive entrance hallway. There is space for freestanding furniture and a handy understairs storage cupboard ideal for the storing of coats, shoes and household items. Doors lead through to the living room, kitchen and a quarter landing staircase with a timber balustrade ascends to the first floor landing.



LIVING ROOM 14'8" apx x 12'9" max

This light and airy reception room has a lovely view over the front garden through its large bay style window and has ample space for free standing living room furniture. A coal effect gas fire is housed in a stone fireplace with a tiled surround and hearth. Doors lead through to the entrance hallway and to the dining room.



KITCHEN 12'5" apx x 9'8" apx

The kitchen is located to the rear of the property with pleasant views over the garden through its window and is fitted with timber wall and base units, complimentary work surfaces with tile splashbacks and a stainless steel sink with drainer and mixer tap over. There is space for an electric oven with a concealed extractor over, undercounter fridge, a freestanding fridge freezer and there is plumbing for a washing machine. Tile flooring flows underfoot and doors leads through to the entrance hallway and dining room. An external door opens to the rear garden.



DINING ROOM 12'9" apx x 9'11" apx

Located to the rear of the property is the good size dining room which has views over the rear garden. There is ample space for a dining table and chairs and further free standing furniture. A great space for entertaining or would alternatively make a great play room or home office if desired. Doors leads though to the living room and kitchen.



FIRST FLOOR LANDING

Stairs ascend to the first floor landing with a side aspect window, a hatch gives access to the loft and doors lead through to three double bedrooms, the bathroom and a separate W.C.



BEDROOM ONE 14'8" apx x 12'10" max

Positioned at the front of the property and flooded with natural light, this well presented and extremely spacious double bedroom enjoys a pleasant outlook over the peaceful cul de sac below from its window. The room has ample space for free standing furniture and benefits from a bank of fitted sliding wardrobes with overhead storage and a dressing table. A door leads to the landing.



BEDROOM TWO 12'11" apx x 9'8" apx

This generously sized double offers ample space for free standing bedroom furniture and offers garden views from its window. A door leads to landing.



BEDROOM THREE 10'6" max x to wardrobes x 9'9" max

Another double bedroom positioned to the rear of the property with garden views, space for freestanding furniture and an integrated wardrobes and shelved storage cupboard housing the water cylinder. A door leads to the landing.



BATHROOM 7'0" apx x 6'5" apx

The family bathroom is fitted with a white suite comprising of a bath with shower over, pedestal hand wash basin and space for freestanding storage. The room is fully tiled, has a rear facing obscure window and a door leads to the landing.



SEPARATE W.C 6'5" apx x 3'0" apx

This handy room has a low flush W.C, pedestal hand wash basin, obscure rear facing window and is partially tiled. A door leads to the landing.



REAR GARDEN

To the rear of the property there is a well maintained garden which is mainly laid to lawn and is enclosed by boundary fencing and flower bed borders with mature shrubs, plants and bushes. A patio adjoins the property allowing for outdoor entertaining with space for garden furniture and an outbuilding if desired. Pathways lead down both sides to access the front of the property.



EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is a lawn garden with flower bed borders, mature shrubs and space for decorative pots and planters.

A block paved driveway leads to a detached single garage with an electric door.



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band D

PROPERTY CONSTRUCTION:
Stone

PARKING:
Garage / Driveway

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

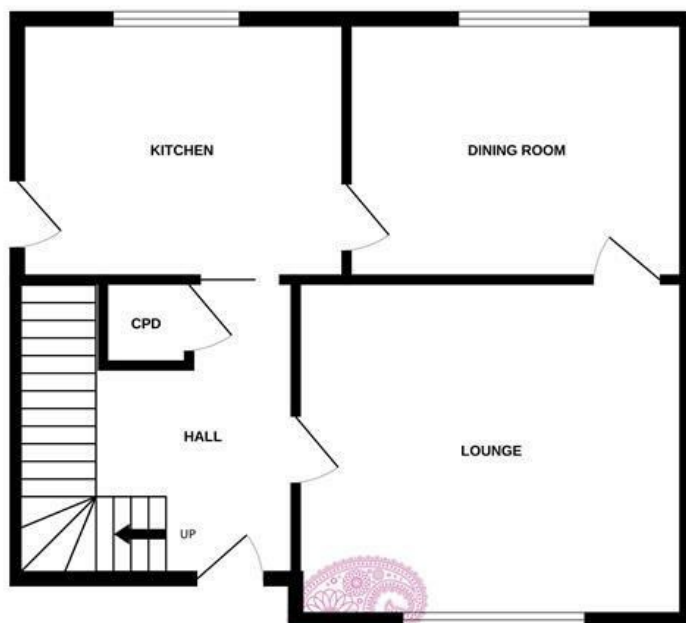
PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

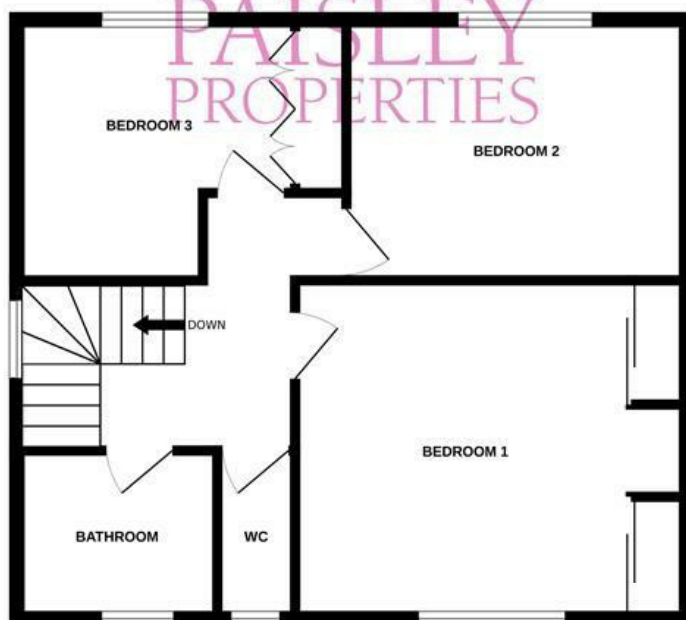
SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus) A			80
81-91) B			
69-80) C			
55-68) D			
39-54) E		56	
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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