



**Ash Croft, Lowerhouses Road, Quarmby**  
Huddersfield

Offers in Region of **£270,000**



LOWERHOUSES ROAD

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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## Ash Croft, Lowerhouses Road

Quarmby, Huddersfield

Ash Croft is an imposing stone built double fronted terraced house situated on the corner of Lowerhouses Road and Quarmby Road and providing a generous level of well appointed accommodation arranged over four floors.

The property is located within a popular and convenient residential area close to local schools, shops and accessible for the town centre and M62 Motorway. There is a gas central heating system, PVCu double glazing and briefly comprising to the ground floor; living room with French doors to the garden, open plan kitchen and dining area with a range of 'Dove Grey' gloss handleless cupboards together with integrated appliances. Basement with snug. First floor landing leading to two double bedrooms, four piece family bathroom and large separate shower room. To the second floor there is bedroom three with a velux double glazed window and den/ sleeping area off. Externally there are low maintenance gardens with astro-turf, patio, gravelled area, timber garden shed and off-road parking.

Council Tax band: B

Tenure: Freehold





### Entrance Hall

This comprises of a PVCu and frosted double glazed door opening into the dining kitchen.

### Dining Area

15' 0" x 13' 8" (4.57m x 4.17m)

With a PVCu double glazed window looking out over the front garden, there are two ceiling light points, wall light point, vertically hung radiator, grey plank effect laminate flooring and a large bank of 'Dove Grey' gloss handleless fitted cupboards which provide excellent storage there is also an L-shaped quartz breakfast bar with tiled splashbacks.

### Kitchen

11' 2" x 7' 0" (3.40m x 2.13m)

This is open plan to the dining area and has PVCu double glazed window, ceiling light point, wall light point, vertically hung radiator and having a range of 'Dove Grey' handleless base and wall cupboards, drawers, wine rack, and a cupboard housing a Vokera gas fired central heating boiler, there are contrasting overlying worktops with an inset one and a half bowl single drainer sink with monobloc tap, five burner gas hob with extractor hood over, plumbing for automatic washing machine, integrated microwave and integrated electric fan assisted oven and a continuation of the grey plank effect laminate flooring from the dining area.



## Living Room

14' 6" x 13' 9" (4.42m x 4.19m)

This is situated adjacent to the dining area and has a PVCu double glazed window to the front elevation and PVCu double glazed French doors to the side all of which provide plenty of natural light, there is a ceiling light point, three wall light points, central heating radiator, oak effect laminate flooring and as the main focal point of the room there is a chimney breast with oak mantle and stone hearth.

## Rear Entrance Hall

This has a PVCu sealed unit double glazed stable door, grey plank effect laminate flooring, central heating radiator, two ceiling light points, and to one side a spindle staircase rises to the first floor and with a door giving access beneath the stairs to the basement and adjacent to the door there is a triangular frosted PVCu double glazed window which provides borrowed light to the staircase leading down to the snug.

## Snug

9' 8" x 9' 8" (2.95m x 2.95m)

With a PVCu double glazed window, grey plank effect laminate flooring, central heating radiator and two wall light points.





### First Floor Landing

With a frosted PVCu double glazed window, two ceiling light points and with a door giving access to a staircase rising to the second floor. From the landing access can be gained to the following rooms:-

### Bedroom One

13' 3" x 12' 2" (4.04m x 3.71m)

A good sized double room with PVCu double glazed windows to front and side elevations providing the room with plenty of natural light and enjoying some far reaching views. there is a ceiling light point, two wall light points, central heating radiator and to either side of the chimney breast there are fitted sliding door wardrobes.

### Shower Room

8' 5" x 7' 5" (2.57m x 2.26m)

With a PVCu double glazed window, ceiling light point, with PVCu clad walls, tile effect laminate flooring, vertically hung radiator and fitted with a suite comprising; vanity unit incorporating wash basin, low flush w.c. and large sliding door shower cubical with chrome shower fitting incorporating fixed shower rose and separate hand spray.



### Bedroom Two

14' 4" x 9' 4" (4.37m x 2.84m)

Another good sized double room with a PVCu double glazed window to the front elevation and once again enjoying some pleasant far reaching views, there is a ceiling light point, grey plank effect laminate flooring, central heating radiator and chimney breast with fitted desk which runs the full length of the room with drawers beneath.

## Bathroom

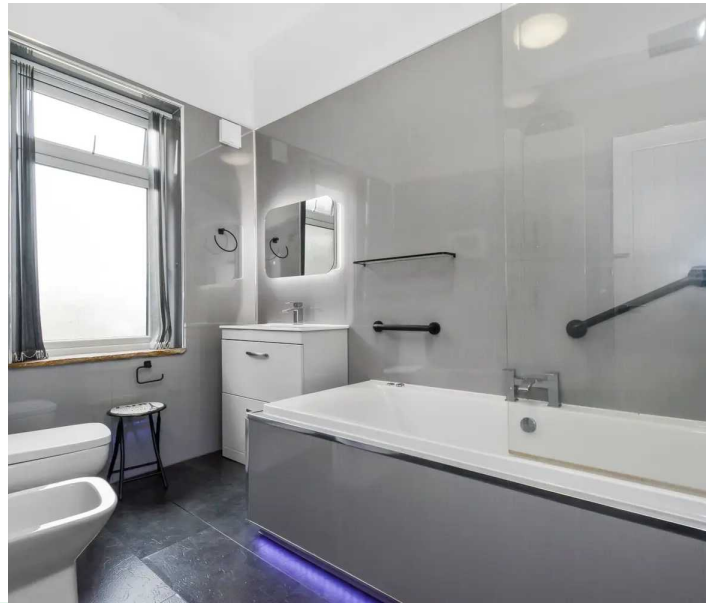
7' 0" x 9' 9" (2.13m x 2.97m)

With a frosted PVCu double glazed window, extractor fan, ceiling light point, PVCu clad walls, tiled effect laminate flooring, low level LED lighting, ladder style heating towel rail, wall hung 'Dove Grey' gloss vanity cupboard and fitted with a suite comprising double ended Jacuzzi style bath with chrome mixer tap, glazed shower screen and chrome shower fitting over incorporating fixed shower rose and separate hand spray, vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and bidet.

## Second Floor Bedroom Three

14' 8" x 10' 2" (4.47m x 3.10m)

With a pitched beamed ceiling with a velux double glazed window, two ceiling light points, sliding door fitted cupboards, grey plank effect laminate flooring, central heating radiator, brushed stainless steel and glazed balustrade and to one side there is an entrance to a sleeping quarters/ den which has fitted bed base and measures 8'9 x 4'7.







## GARDEN

To the front of the property there are stone gate posts with a timber hand gate opening on to a stone crazy paved pathway leading to the front door. To the right hand side of the pathway there is an area of astro turf and to the left hand side a gravelled area, timber garden shed, outside cold water tap, outside lighting and power point. to the left hand side there is a stone crazy paved patio together with barbecue area and this can be accessed from the living room. To the rear there is a shared gravelled area over which the property has a right of way.

## OFF STREET

### 1 Parking Space

To the front of the property there are twin wrought iron gates which open on to a crazy stone paved area which can be used for off-road parking and this parking area can be extended on to the gravelled area which currently houses a timber garden shed.



## **ADDITIONAL DETAILS**

### **DIRECTIONS**

Using satellite navigation enter the postcode HD3 4DY

### **VIEWING**

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

### **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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### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

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### **MORTGAGE ADVICE**

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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 TIMES**

#### **7 DAYS A WEEK**

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

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



## Simon Blyth Estate Agents

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