



cornerstone
ESTATE AGENTS

Quarry Lane
Tandem, Huddersfield



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Offers In Region Of £220,000

Located in a tucked away location on a quiet road, this three bedroom property sits within a generous plot having both front and rear gardens and an extensive driveway and garage.

Internally, the property has been freshly decorated throughout with newly fitted flooring.

A viewing is a must, as this type of property rarely come to the market.

HALLWAY

Freshly decorated with laminate flooring, the hallway offers space to hang outdoor garments and footwear.

LIVING SPACE

28' 0" x 8' 0" (8.53m x 2.44m) approx

A wonderful open plan dining space and lounge that is flooded with natural light. The room has ample space for a 6/8 seater dining suite, therefore a very sociable space both for family meals or more formal dining.

KITCHEN

10' 0" x 8' 0" (3.05m x 2.44m) approx

A contemporary fitted kitchen with a range of cream wall and base cupboards. There are contrasting rolled edge work surfaces enhanced by modern tiling which picks out the colour scheme. There is a fitted oven with a four ring gas hob above and a chimney style extractor. There is a window overlooking the garden and a door leads to the driveway.

LANDING

Offering access to three bedrooms and the bathroom.

BEDROOM ONE

13' 0" x 8' 0" (3.96m x 2.44m) approx

A sizeable bedroom having a full bank of wardrobes that offer maximum hanging space.

BEDROOM TWO

11' 0" x 10' 0" (3.35m x 3.05m) approx

Another double bedroom located to the rear of the property having room for a range of free standing furniture.

BEDROOM THREE

9' 0" x 6' 1" (2.74m x 1.85m) approx

A good size single bedroom located to the front of the property, having a built-in wardrobe.

BATHROOM

Fitted with a white three piece suite comprising bath with shower over, low level WC and wash hand basin.

OUTSIDE

The property sits on a generous plot of both front and rear gardens. A long driveway leads to the garage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





PROPERTY DESCRIPTIONS ACT 1991. The agent has not tested any appliances, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The agent is advised to obtain details from the seller or Professional Buyer. There is no view of the property, and no other information supplied by the vendor. The agent has a duty to act in the best interests of the client. The agent is not to be held responsible for any errors or omissions. This is a guide to the availability of any property, subject to any changes in view. MEASUREMENTS: All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances in construction and material measurements, measurements contained in the particulars must not be relied upon for ordering materials, fixtures etc.

