



RE/MAX
Prime Estates



Hillcroft Old High Street, Quarry Bank, DY5 2JR

£330,000

This charming semi-detached house, located on Old High Street in Quarry Bank, boasts a perfect blend of character and modern convenience. With two reception rooms and three spacious bedrooms, this property offers ample living space for a growing family or those who love to entertain. The fitted wardrobes in two of the bedrooms provide practical storage solutions, while the two bathrooms ensure convenience for all residents.

The property's cellar and detached garage offer additional storage space, perfect for keeping belongings organised. Parking is made easy with space for multiple vehicles, a valuable feature in this bustling neighbourhood. Situated in a peaceful cul-de-sac, residents can enjoy a quiet and safe environment, ideal for families with children or those seeking tranquillity.

This traditional home exudes a timeless charm while providing all the modern amenities one could desire. Its location offers easy access to a variety of amenities, including shops, restaurants, and schools, making daily life convenient and enjoyable. Whether you're looking to relax in the nearby parks or explore the local community, this property provides the perfect base for a fulfilling lifestyle.

Don't miss out on the opportunity to make this house your home. Contact RE/MAX Prime Estates today to arrange a viewing to appreciate the size and standard of accommodation on offer.

Approach



With a dropped kerb offering vehicular access to a tarmacadam driveway, half height wall bordering the lawn to the front, side access gate and door to utility, garage doors leading to the detached garage and steps leading to the entrance porch

Entrance Porch



With a UPVC door leading from the driveway, original stained glass door leading to the entrance hall and double glazed windows to the side

Entrance Hall



With a door leading from the entrance porch, stairs leading to the first floor, doors to various rooms, a central heating radiator and a double glazed window to the front

Dining Room 13'10" x 11'7" (4.22 x 3.54)



With a door leading from the entrance hall, solid fuel burning stove with hearth and original traditional style fire surround, a double glazed bay window to the front and a central heating radiator

Living Room 12'9" x 13'3" (3.91 x 4.05)



With a door leading from the entrance hall, solid fuel burning stove with hearth, a double glazed bay patio doors to the rear and a central heating radiator

Kitchen 12'0" x 9'8" (3.66 x 2.95)



With a door leading from the entrance hall and a door leading to the utility, recently fitted kitchen with a range of wall and base units with worktops above, integrated oven with hob above, integrated

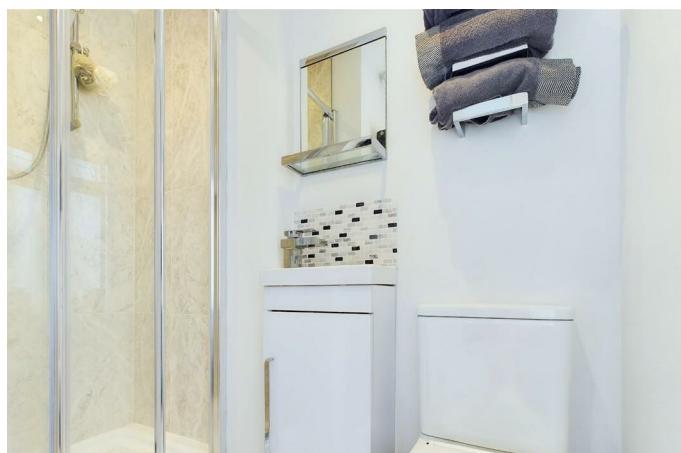
dishwasher, sink with mixer tap, double glazed windows to the side and rear and a central heating radiator

Utility Room 6'9" x 7'3" (2.07 x 2.23)



With a door leading from the kitchen, doors leading to the ground floor shower room, garden and driveway, laundry machinery outlet points, double glazed windows to the sides and a central heating radiator

Ground Floor Shower Room



With a door leading from the utility, WC, hand wash basin, shower cubicle with screen, a double glazed window to the side and a central heating radiator

Landing



With stairs leading from the entrance hall, doors to various rooms, a central heating radiator and an original stained glass feature window to the side

Bedroom One 11'9" x 14'10" (3.59 x 4.53)



With a door leading from the landing, fitted wardrobe storage to one wall, a double glazed bay window to the front and a central heating radiator

Bedroom Two 10'11" x 13'4" (3.33 x 4.07)



With a door leading from the landing, fitted wardrobe storage to one wall, a double glazed window to the rear and a central heating radiator

Bedroom Three 9'9" x 9'9" (2.98 x 2.99)



With a door leading from the landing, a double glazed window to the rear and a central heating radiator

Bathroom 8'6" x 7'6" (2.61 x 2.30)



With a door leading from the landing, full height tile surround throughout, WC, hand wash basin, bath tub with handheld shower and mixer tap, walk in shower with glass screen, a double glazed window to the front and a central heating radiator

Cellar 9'0" x 4'2" (2.75 x 1.28)

With a door leading from the entrance hall, full height tile surround and a double glazed window to the side

Detached Garage 9'11" x 16'4" (3.04 x 4.98)



With doors leading from the driveway and garden, windows to the side

Garden



With doors leading from the living room and utility, patio area to front with lawn beyond, access to the garage and side access to the driveway

Money Laundering Regulation

At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers must furnish the following documentation:

- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

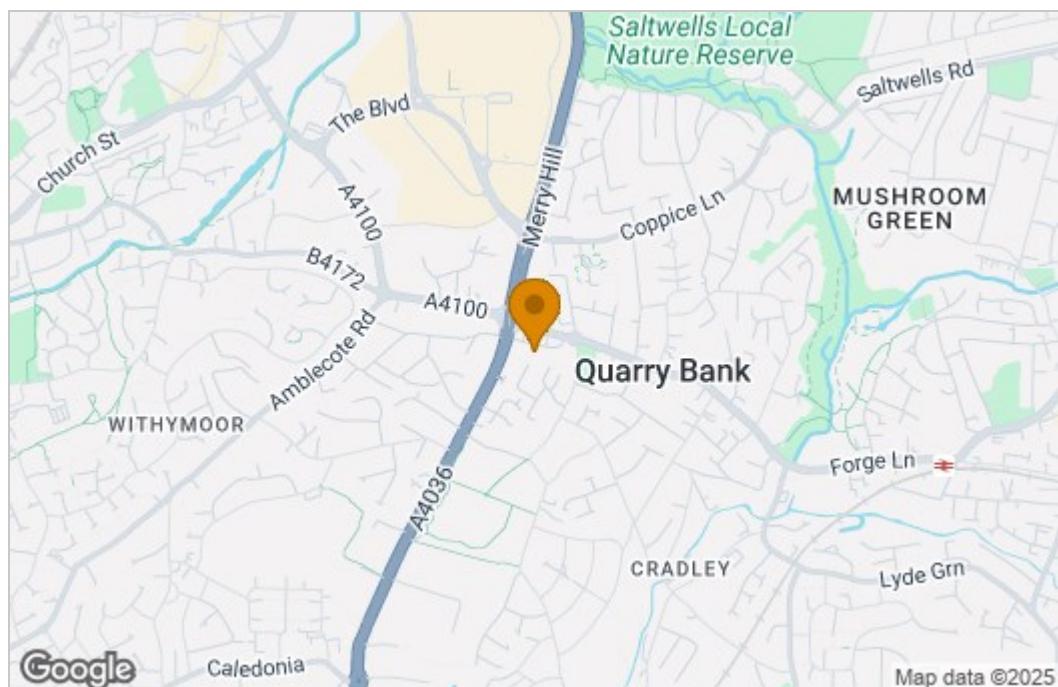
Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £36 including VAT per person will be applicable for this service.

Rest assured that these measures are in place to ensure compliance with regulatory standards and to safeguard the integrity of all property transactions.

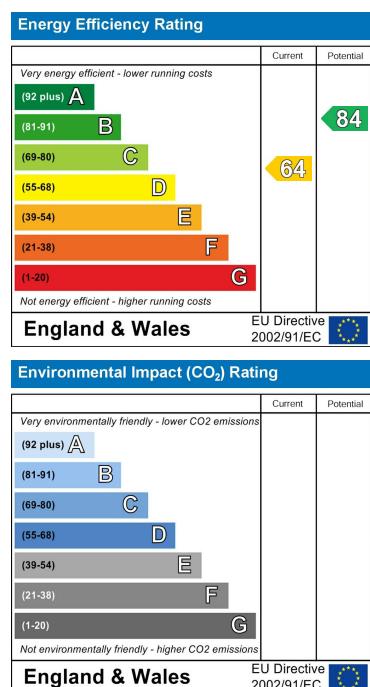
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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