

MARSH & MARSH PROPERTIES

7 Ryburn Road, Huddersfield, HD3 4FW

£230,000



****ATTENTION ALL FIRST TIME BUYERS, RETIREES OR PROFESSIONAL COUPLES**** Recently renovated to a high standard and spec is this **TWO DOUBLE BEDROOM** semi-detached home situated on a quiet cul-de-sac in Oakes. This home is conveniently located within close proximity to highly regarded local schools, amenities and the M62 corridor – ideal for commuters. The property boasts a modern, well-appointed kitchen, stylish bathrooms, and a thoughtful layout that maximizes space and comfort. In brief, on the ground floor there is an entrance hall, dining kitchen, lounge, conservatory, and cloakroom/utility. Upstairs is a landing with loft access, two double bedrooms, and the house bathroom. Externally, the front offers a driveway with EV charging point, while the rear features a private enclosed garden with both patio and lawned areas—ideal for relaxing or entertaining. An internal inspection is strongly recommended to fully appreciate the quality and charm this home has to offer.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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ENTRANCE HALL

Welcoming entrance hall featuring a UPVC front door, wood effect laminate flooring, traditional-style radiator, and a UPVC window.

CLOAKROOM/UTILITY

A multi-functional space with low flush toilet and hand wash basin, space and plumbing for a washing machine and dryer. To complete this room there is wood effect laminate flooring, an extractor fan, and a UPVC window.

DINING KITCHEN 4.4 x 4.5m (14'5 x 14'9)



A beautifully presented modern fitted kitchen with quartz worktops and a classic Belfast sink with mixer tap. Appliances include an integrated fridge

freezer and dishwasher, alongside a built-in double oven, hob, and extractor fan. Additional features include wood effect laminate flooring, a traditional radiator, and under-stair storage. To complete this room there are ceiling spotlights, UPVC windows and UPVC patio doors leading to the conservatory,



CONSERVATORY 2.1 x 2.5m (6'10 x 8'4)



A bright conservatory with tiled flooring, UPVC windows, and sliding doors leading to the rear garden.

LIVING ROOM 4.4 x 3.3m (14'5 x 10'9)

A spacious lounge featuring a charming fireplace with oak mantle, traditional radiator, and a large

UPVC bay window offering ample natural light.



LANDING

Provides access to both bedrooms, the bathroom, and the loft, which is partly boarded for storage and accessible via a pull-down ladder.

BEDROOM ONE 4.4 x 3.3m (14'5 x 10'9)



A large double bedroom with fitted wardrobes, a tall modern radiator, and a large UPVC bay window.



BEDROOM TWO 2.5 x 3.3m (8'4 x 10'9)



Double bedroom with a radiator, and UPVC window as well as a storage cupboard housing the Vaillant combination boiler.

BATHROOM

A modern three-piece suite featuring a bath with rainfall and handheld shower, low flush toilet, and vanity sink unit. Completed with tiled floor and walls, modern towel radiator, ceiling spotlights, extractor fan, and a UPVC window.



EXTERNAL



To the front is a driveway with EV charging point, a flagged path leading to the side entrance, and

around to the rear of the property. To the rear is an enclosed garden with a lawn and Indian stone flagged patio, perfect for entertaining.



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APPROX GROSS INTERNAL FLOOR AREA: 80 sq. m / 864 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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