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## Ryefields Avenue, Quarmby Huddersfield,

**Offers over £200,000**

Positioned at the head of a cul-de-sac with a good-sized rear garden and open aspect is this three-bedroom end of terrace with a two-storey side extension. The house is located in this well-regarded and popular area and offers ideal family accommodation. The accommodation comprises an entrance lobby, living room with bay window and large dining kitchen with integrated appliances. On the first floor are three bedrooms and a bathroom. There is a gas-fired central heating system and uPVC double glazing. Externally, there is parking to the front and the former garage is now a workshop but could be an ideal home office/study area. The garden has seating areas and a level lawn enclosed by walling and fencing.

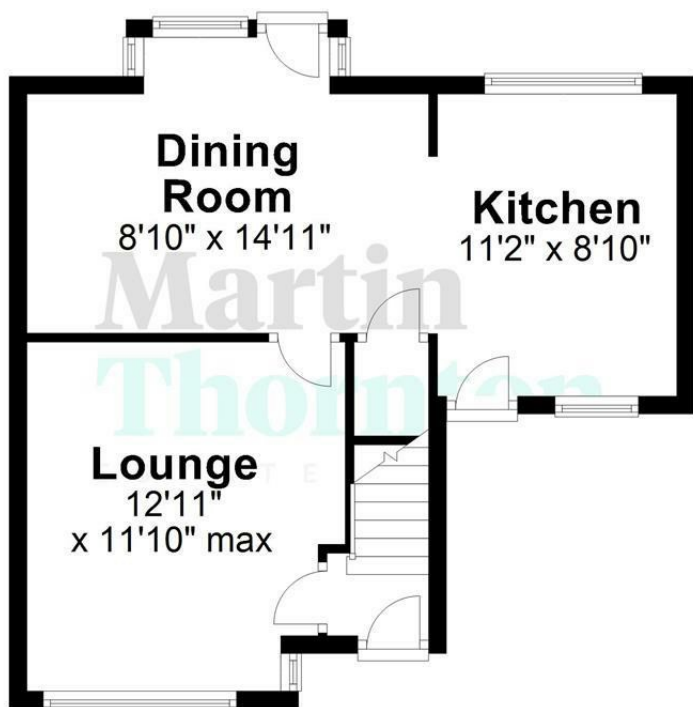
**Ryefields Avenue, Quarmby  
Huddersfield,**

**Floorplan**



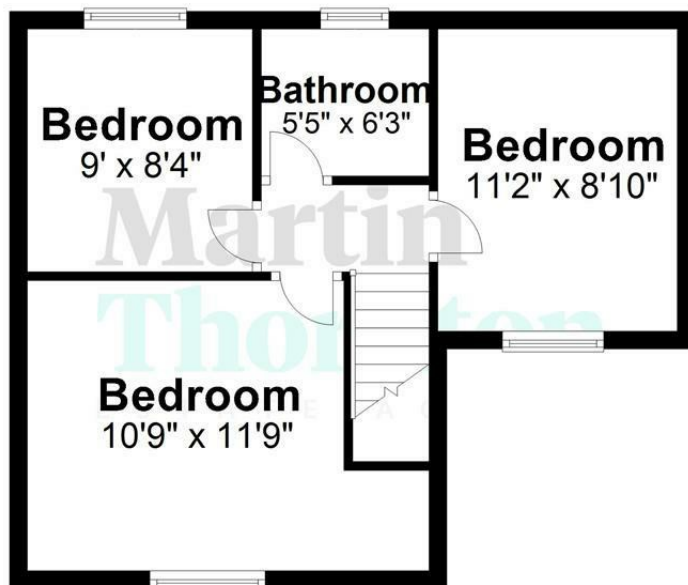
**Ground Floor**

Approx. 442.6 sq. feet



**First Floor**

Approx. 401.7 sq. feet



Total area: approx. 844.3 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors  
Plan produced using PlanUp.

**Ryefield Avenue , Quarmby, Huddersfield**

# Ryefields Avenue, Quarmby Huddersfield,

## Details



### Entrance Lobby

An external uPVC door with an opaque glazed panel gives access to the entrance lobby. There is a staircase rising to the first floor accommodation and a radiator. An internal door leads into the living room.

### Living Room



This stylish reception room is positioned at the front of the property and has a large bay with uPVC glazing and a radiator. An internal door leads into the rear dining kitchen.

### Dining Kitchen



This large open plan eating and entertaining space is best demonstrated by a combination of photography and floor plan. The room is positioned at the rear of the property and takes full advantage of the open aspect and long distant views, with the National Park in the distance. The kitchen

area has an array of wall cupboards and base units with working surfaces, a one-and-a-half bowl stainless steel sink with single drainer and brick-style tiled surrounds. Integrated appliances include an oven and grill, Siemens induction hob with a canopy-style filter hood above, dishwasher, fridge and freezer. There is also plumbing for a washer. The room is particularly light and bright with front and rear uPVC windows along with an external uPVC glazed door. A wide archway leads through into the adjoining dining area with a useful storage cupboard as well as storage on either side of the chimney breast. There is oak-style flooring and the dining area can accommodate a good-sized formal dining suite. Upon a raised stone-flagged hearth stands a Firefox multi-fuel stove and there is a rear bay with uPVC glazing and a uPVC door giving access out into the garden. The room also has a radiator.

### First Floor Landing

From the lobby, the staircase rises to the first floor accommodation.

### Bedroom One



This large double bedroom is positioned at the front of the property and has a uPVC window overlooking the cul-de-sac. There is built-in shelving and a floor-to-ceiling store cupboard which houses the condensing boiler for the central heating system. There is space for a good amount of fitted or freestanding furniture and a radiator.

# Ryefields Avenue, Quarmby Huddersfield,

## Details



### Bedroom Two



This double bedroom is positioned at the front of the property and has a large uPVC window. The room can accommodate a good amount of fitted or freestanding furniture and has a radiator.

### Bedroom Three



This good-sized third bedroom is positioned at the rear of the property and has the best view from the house via a uPVC window overlooking the garden, open fields and the National Park in the distance. There is space for a double bed along with fitted or freestanding furniture. There is also a radiator.

### Bathroom



The bathroom has a white three-piece suite comprising a panelled bath with shower screen and shower attachment from the mixer tap, pedestal wash hand basin and a low-level WC. There is tiling to the walls, an opaque uPVC rear window and an upright chrome ladder-style radiator.

### External Details



Located at the head of the cul-de-sac, the shared initial portion of the driveway gives access to parking and the garage which has been made into a workshop/store. The large rear garden is one of the main selling features, enjoying an open aspect and having perimeter fencing and walling. To the side of the property is a slate covered seating area and a lockable timber gate along with external lighting and water. The garage is utilised as a workshop but could also be a home office space. It has a side uPVC window and a door,

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## Details



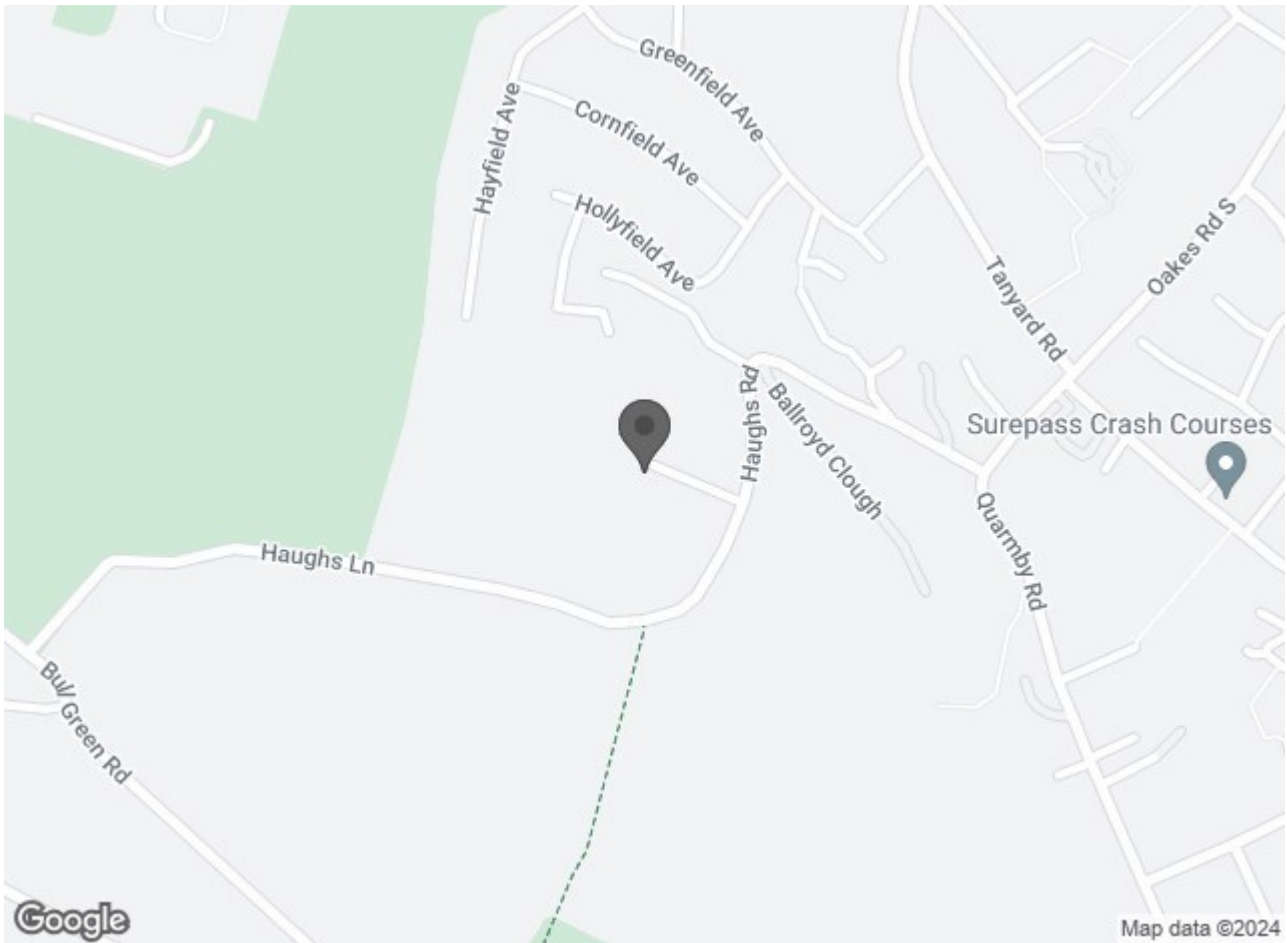
power and lighting. At the rear of the property, accessed from the door within the dining area, there is a paved seating area beyond which is a good-sized level lawned garden which enjoys a superb open aspect. On the right hand side, there are trees which include apple trees, creating further privacy.

### Tenure

The vendor informs us that this property is leasehold and we await further details. 24.07.23

# Ryefields Avenue, Quarmby Huddersfield,

Directions



# Ryefields Avenue, Quarmby Huddersfield,

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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