7 Ryefields Avenue, Quarmby, Huddersfield, HD3 4YU

£154,950

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This delightful end terrace enjoys a quiet cul-de-sac location and SUPERB RURAL VIEWS across adjoining fields from the rear garden, which must be viewed to fully appreciate. Being offered for sale with NO VENDOR CHAIN and vacant possession, the property offers lots of potential to be refurbished and improved to the new owners taste and style. With accommodation briefly comprising:- entrance vestibule, lounge, dining kitchen, first floor landing, 2 bedrooms and shower room.

Externally there are gardens to both the front and rear, together with a driveway which provides off road parking.

Although enjoying a rural setting, the property is also conveniently located for a variety of amenities within nearby Lindley and Salendine Nook, as well as local schools, Huddersfield Royal Infirmary, Huddersfield town centre and M62 corridor.

GROUND FLOOR:

Entrance Vestibule

A uPVC entrance door gives access to the entrance vestibule which has a central heating radiator and staircase rising to the first floor.

Lounge

12'11 max into bay x 11'8 (3.94m max into bay x 3.56m)

The lounge has a gas fire (with back boiler) which we have been informed is no longer in use/working. There is a central heating radiator and a uPVC double glazed bay window to the front.

Dining Kitchen

14'10 x 8'10 (11'8 max into bay) (4.52m x 2.69m (3.56m max into bay))

The kitchen has useful built in storage within the alcoves and a pantry which provides ample space for a central heating boiler to be fitted. Wall and base units provide storage and there is an electric cooking point, sink unit and a central heating radiator. Also having fitted seating within the bay window and ample space for a dining table. Perfectly placed to enjoy the fabulous open aspect and rural views. An external door leads out onto the rear garden.

FIRST FLOOR:

Landing

The landing has access to the loft which has a pull down ladder.

Bedroom 1

11'0 x 11'8 to robe doors (3.35m x 3.56m to robe doors)

This double room has built in wardrobes, a central heating and a uPVC double glazed window.

Bedroom 2

8'10 x 8'5 (2.69m x 2.57m)

The second bedroom also has fitted wardrobes, a central heating radiator and uPVC double glazed window which enjoys rural views to rear.

Shower Room

Having a three piece suite comprising shower, wc, wash hand basin, shaver point and light and a chrome ladder style. There is a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front is a lawned garden with planted borders and a driveway to the side provides off road parking. A further lawned garden to the rear with flagged patio provides an ideal space for entertaining and to enjoy the rural views. There is an external water tap to rear and a built in store to the side of the property.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Trinity Street (A640) and proceed straight ahead at the roundabout into Westbourne Road. Proceed up this road and at the mini roundabout continue straight ahead into New Hey Road. After passing Aldi on the left hand side, take a left onto Oakes Road South. Continue along this road and at the end turn right onto Holly Bank. Follow the road round which leads onto Haughs Road and turn right onto Ryefields Avenue.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

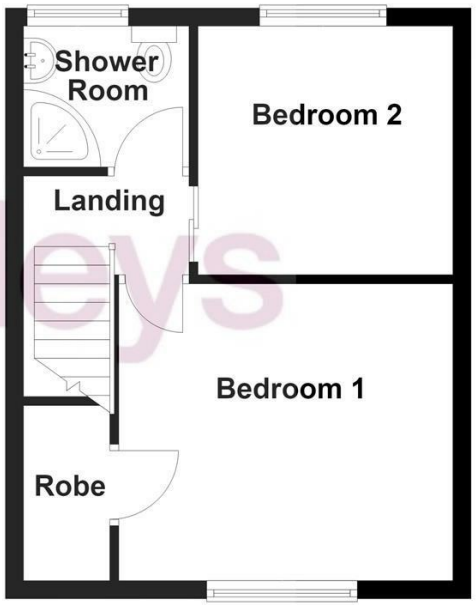
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.

Ground Floor

First Floor



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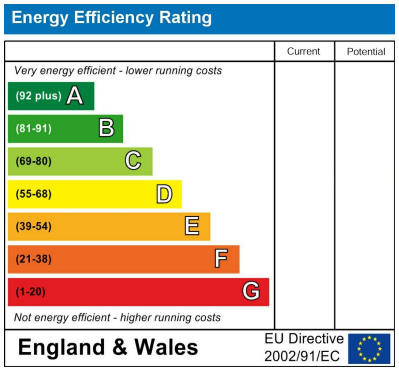
NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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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