

martin-thornton.com
01484 508000



**Ryefields Avenue, Quarmby
Huddersfield,**

£925 Per month

This three-bedroom end town house enjoys a cul-de-sac setting and fabulous rear views over adjoining fields, with a south-westerly aspect, located in this popular and well-regarded area. The accommodation features uPVC double-glazing and a gas-fired central heating system. It comprises an entrance hallway, dining kitchen with built-in oven and hob, good-sized living room, and, on the first floor, three bedrooms (two double) and a wet room style shower room. Externally, there are front and rear gardens.

Ryefields Avenue, Quarmby
Huddersfield,

Floorplan



Ground Floor

First Floor

Total floor area: 72.6 sq.m. (781 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Ryefields Avenue, Quarmby Huddersfield,

Details



Entrance Hallway

Timber and glazed doors give access into the side porch and, from here, a timber and multi-panelled glazed door opens into the hallway. This has oak style laminate flooring, a staircase rising to the first floor accommodation and a radiator. Off the hallway on the right-hand side, access can be gained to the living room.

Living Room



This good-sized reception room is positioned at the front of the house and runs the full width of the property. It is light and bright with large uPVC windows overlooking the frontage. To the broad chimney breast, there is a fire surround with display alcoves, a raised tiled hearth and a coal effect gas fire. There are wall light points, two of which are within the alcoves, plenty of space for furniture and a radiator.

Dining Kitchen



Positioned at the rear of the property, this room is particularly light and bright, enjoying a dual aspect with side and rear uPVC windows. The rear window has a southerly aspect, with views across adjoining fields toward Holme Moss in the distance. The room has been updated in more recent times and has matching units to high and low levels, worktops with splashbacks and a one-and-a-half bowl stainless steel sink unit with single drainer and mixer tap. Integrated appliances include an oven, hob and filter hood. There is a washing machine, a slimline dishwasher and a freestanding fridge freezer. The adjoining dining area can easily accommodate a formal dining table. It has a feature floor-to-ceiling storage cupboard, a good-sized under stairs storage cupboard and a radiator.

Ryefields Avenue, Quarmby Huddersfield,

Details



First Floor Landing



From the entrance hallway, a staircase rises to the first floor landing.

Bedroom One



This large double bedroom is positioned at the front of the property and has built-in wardrobes with hanging rails and shelving, along with a built-in double wardrobe. It has a uPVC window and a radiator.

Bedroom Two



Positioned at the rear of the property, this is certainly a room with a view. It enjoys fabulous long distance views over fields and towards Holme Moss in the distance. The room can accommodate freestanding furniture. It has a uPVC window and a radiator.

Bedroom Three



This single bedroom could easily be used as a dressing room or home office. It has a side uPVC window and a radiator.

Ryefields Avenue, Quarmby Huddersfield,

Details



Shower Room



This wet room style area has aqua panelling to certain walls, a shower rail and curtain and a wall-mounted Mira Independent shower. It has been designed for those with mobility issues and has a low-level WC and a wash hand basin with storage below. There is an opaque uPVC window and a radiator.

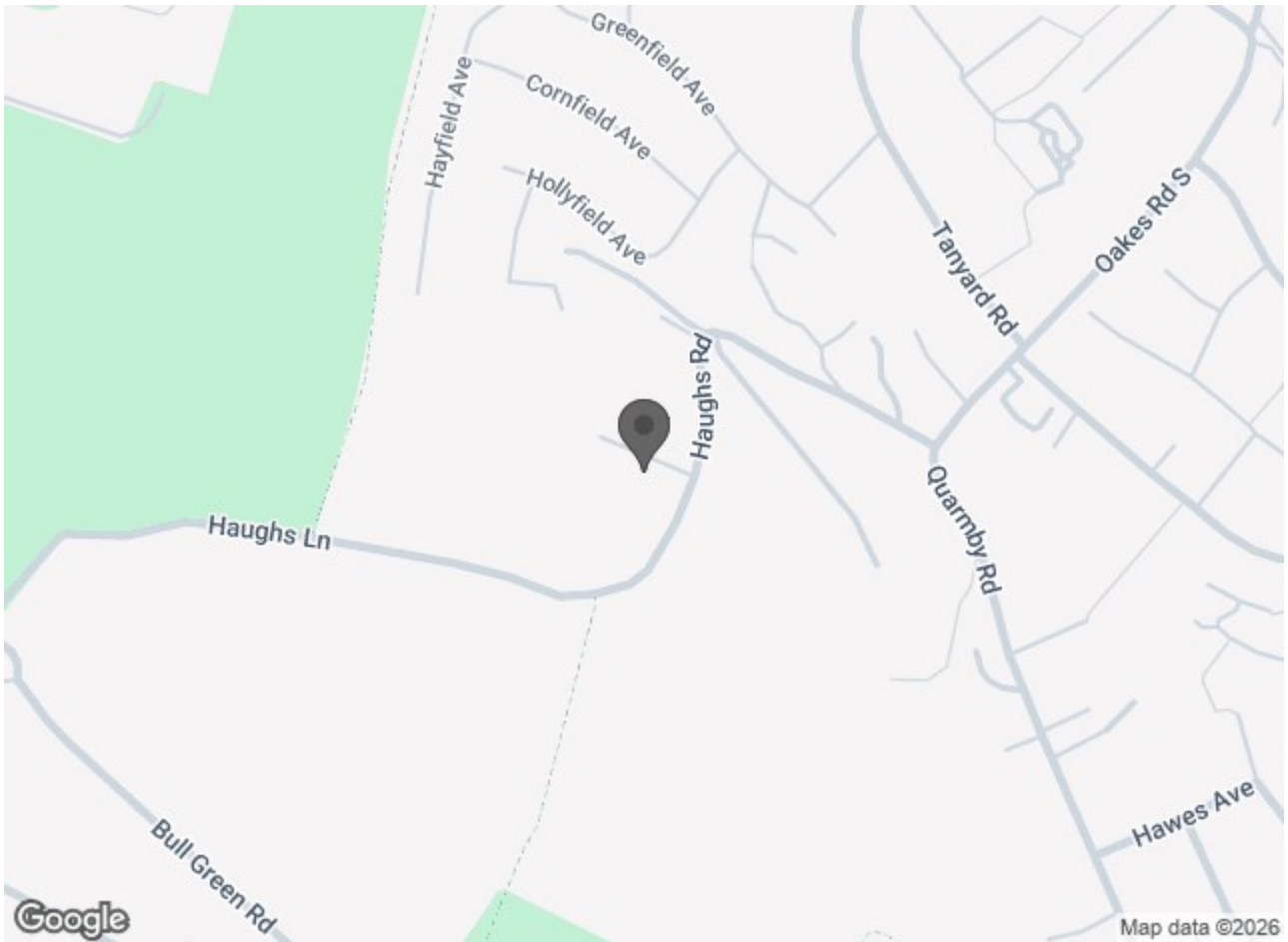
External Details



In front of the property, there is a paved pathway which continues around to the rear. There is an external water point. The rear garden can be a real sun trap with its south-westerly aspect. It has a lawn, perimeter fencing, a timber shed and enjoys wonderful long distance views.

Ryefields Avenue, Quarmby Huddersfield,

Directions



**Ryefields Avenue, Quarmby
Huddersfield,**

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.