



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



4 Ryefields Avenue, Huddersfield, HD3 4YU

£725 Per Month

UNDER APPLICATION we are delighted to offer this attractive and much improved end town house with tar-mac driveway which offers off road parking, cottage style gardens with views over looking the open fields. A long term for a professional or semi-retired tenants is preferred. Ideally located off the main flow of traffic, off Quarmby Road, situated in a sought after location of Huddersfield with easy access to an array of amenities, bus routes, schools and the M62 motorway networks. The property boasts, gas central heating, double glazing, comprises of:- entrance side door leading to the recently fitted dining/ kitchen under stairs storage, well appointed lounge and a hallway with staircase o the first floor. To the first floor landing; two good sized bedrooms and a modern shower room. To the exterior: garden with flagged paths and decorative flower beds a double driveway provides off road parking. To the rear a cottage gardens which is mainly paved, with flagged patio and flower borders with mature shrubs, there are stunning onward views overlooking the rear fields Tel to arrange a viewing by the agent on Tel 01484-644555. Please note ***Professional tenants, *VIEWINGS AVAILABLE***

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
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ENTRANCE SIDE DOOR

Entrance side uPVC door leads to:

MODERN KITCHEN/DINING 15'5 x 9'1 (4.70m x 2.77m)



Modern kitchen with window to rear elevation featuring matching range of base and wall mounted units in high Matt finish with chrome effect handles, stainless steel sink and drainer with mixer tap. Newly fitted integral electric oven and four ring gas hob with stainless steel filter extractor hood over. Plumbing for an automatic washer, space for a fridge freezer, finished with vinyl flooring, storage cupboard, ceiling light and a wall mounted gas central heated radiator:- (dining table and chairs)

LOUNGE 11'7 x 11'1 (3.53m x 3.38m)



A delightful newly decorated lounge with uPVC bay window to front aspect proving an abundance of natural light, T.v. point, stone fire surround with built-in t.v stand, inset gas fire, wall lighting, gas central heated radiators, door leading to:

ENTRANCE HALLWAY



Entrance Upvc door leading to hallway, wall mounted gas central heating radiator, banister rail and doors to:

TO THE FIRST FLOOR LANDING

To the first floor landing:

SHOWERROOM 6'1 x 6'1 (1.85m x 1.85m)



A fully tiled, fitted three piece shower room suite in

white with chrome effect fitting. Consisting of a step in shower cubical with electric shower unit, hand wash basin with twin taps and a low level flush W/C. Finished with vinyl flooring, wall mounted mirror unit and wall mounted radiator:

BEDROOM ONE 11'8 x 11'2 (3.56m x 3.40m)



A fully decorated and furnished double bedroom with uPVC windows to front aspect, featuring fitted wardrobes to both walls, matching dresser and mirror with seat, set of draws unit, gas central heated radiator:

BEDROOM TWO 8'9 x 8'10 (2.67m x 2.69m)



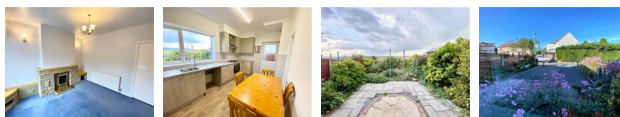
Second bedroom of a good size with uPVC windows to rear aspect with stunning views across the valley, fitted wardrobe to one alcove and fitted shelving to the other alcove, gas central heated radiator:

EXTERNALLY



The property occupies this delightful slight elevated position, stunning reviews to the rear. To the front garden a large tar-mac driveway with off road parking, flagged paths, flower borders and a wrought-iron gate leads to the side path. To the rear an attractive manly flagged patio area with flower and shrub borders, great for dining out n the summer months:

Selection Of Photos



A selection of photos:

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:
Local Schools: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

Conveniently located approximately 0.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

ABOUT THE VIEWINGS

From leaving Our Milnsbridge office proceed on Market Street, head north on Market St toward Savile St, turn right onto Lower Gate, sharp left onto Meg Ln, turn left onto Vicarage Road, turn right onto Cliffe End Road, turn left onto Quarmby

Road, slight left onto Haughs Road, follow the road and take a Right onto Ryefield Road property will be seen via our For Rent board on right

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - sales@admresidential.co.uk Or lettings@admresidential.co.uk

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.

Council Tax Bands

The council Tax Banding is " "

Please check the monthly amount on the Kirklee Council Tax Website .

RENTAL INFORMATION 2022

PLEASE NOTE STRICTLY NO PETS ALLOWED DUE TO ALLERGIC REACTION TO PET HAIR
NON SMOKERS PERMITTED

Professional tenants or Retired only need apply due to the mortgage stipulations:

Full referencing/ credit checks/employers refs/ Landlords Refs/ etc/ character referencing:

Please contact the agent to arrange a viewing we expect a high demand for this property:

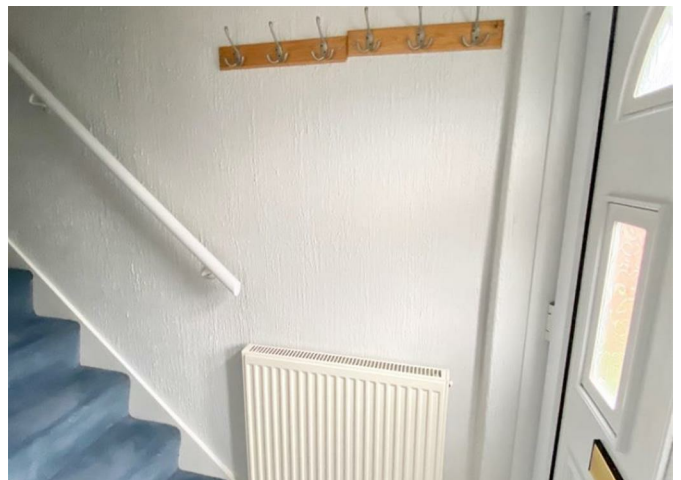
PLEASE NOTE HOLDING DEPOSIT REQUIRED OF ONE WEEKS RENT

Security Deposit/ Bond is required On All Our Properties.

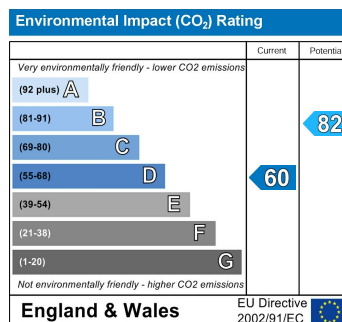
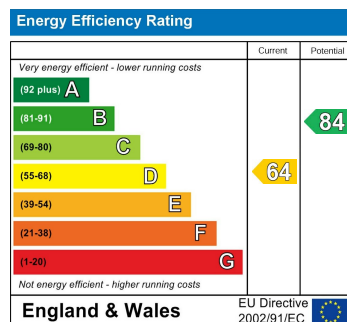
You must pass all referencing to proceed with the tenancy.

BOUNDARIES AND OWNERSHIPS

Please Note, Gardens should be kept and maintained however the landlord will trend the flowers and shrubs:



Energy Efficiency Graph



BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.