



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



6 Ryefield Road, Huddersfield, HD7 4DA

Offers Based On £159,995

SOLD by ADM RESIDENTIAL A stunning recently extended inner stone build, three bedroomed terrace property with low maintenance gardens to front and rear and a detached garage adjacent to the rear aspect. Situated in the highly popular area of Golcar, convenient for schools and village amenities the property is well placed for daily commuting having easy access to Huddersfield centre and easy reach via the M62. The property is ideally suited to a young growing family/or professional couple offering good family sized accommodation. The property boasts gas c/heating, d/glazing, comprises of:- Reception hallway, beautiful lounge, a stunning extended high spec, breakfast dining kitchen with patio doors leading to the rear aspect. To the first floor landing: three bedrooms and modern family bathroom. Externally: low maintained gardens to front and rear with flagged patio, adjacent single detached garage. To arrange an internal inspection of this property today please call tel 01484 644555 or text 07919915436 viewings are a must.

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ENTRANCE DOOR

A uPVC door leading to:

RECEPTION HALLWAY

Well appointed reception hallway with staircase leading to the first floor landing, built in storage unit, coved ceilings, gas central heated radiator, door leads to:

LOUNGE

A very well appointed, generously spacious lounge room with uPVC floor to ceiling windows to the front elevation given ample lighting. Featuring delightful solid oak fire surround with brick back and a stone hearth, multi-fuel stove, coving to the ceiling, t.v point, telephone point, gas central heated double panelled radiator:

CELLAR

Access to a cellar:

EXTENDED BREAKFAST KITCHEN 20'6" x 15'3" (6.25 x 4.65)

A stunning extended breakfast kitchen with velux window and uPVC patio doors to the rear aspect. Featuring fully fitted modern kitchen with a matching range of base and wall units in High Gloss White and a large breakfast island with matching base units in High Gloss Black. Complimentary working surfaces, inset stainless steel one and a half sink unit with mixer tap and laminated splash backs. Built-in electric oven and microwave and an electric induction hob, stainless steel extractor unit over. Integral appliances which include washing machine & dishwasher, space for a fridge freezer. Finished with wall lighting, LED under units lighting, ceiling and recess spot lighting, contrasting tiled flooring & gas central heated radiator. There is also further built in storage units to one wall, T.V, point and ample power points:

BREAKFAST KITCHEN FURTHER PHOTOS

A few further photos of this stunning, extended kitchen. Perfect for large family entertaining guests.

TO THE FIRST FLOOR LANDING

To the first floor landing, access to a loft hatch, doors leading to:

BEDROOM ONE 11'5" x 12'6" (3.48 x 3.81)

Well appointed, large double bedroom with Upvc window to front elevation, gas central heated radiator:

BEDROOM TWO 11'5" x 10'6" (3.48 x 3.20)

A second double bedroom with Upvc windows to rear aspects, fitted wardrobes to both alcoves, gas central heating radiator:

BEDROOM THREE 9'1" x 5'6" (2.77 x 1.68)

A third bedroom with uPVC double glazed window to front elevation, useful bulk head storage cupboard, gas central heated radiator:

BATHROOM 6'9" x 5'5" (2.06 x 1.65)

A very well designed, partly tiled, modern three piece bathroom suite in white with chrome effect fittings, featuring a Upvc opaque window to rear elevation. Comprising of panelled P-shape bath with splash screen, water fall shower, incorporating a hand wash pedestal with chrome mono block tap and a low level W/C. Finished with chrome heated towel rail and matching tiled flooring:

EXTERNALLY

The property benefits from enclosed well appointed low maintenance gardens to the front with paved area and stone slate chipping and stone wall boundaries. To the rear a flagged patio with sets leading to a lawned garden, hedged areas and fencing, rear gated access leads to the garage: further on street parking to front.

DETACHED GARAGE

Having a single detached garage with up and over door, power point and light: (set to the rear of the property)

GARDEN PHOTOS

Further garden photos:

New paragraph

Council Tax Band "B"

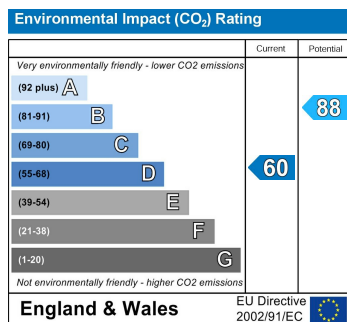
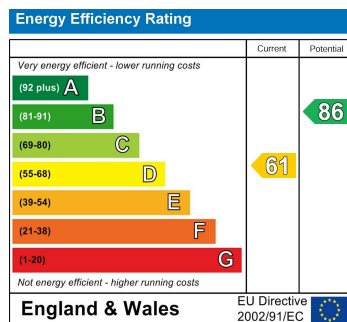
Local schools are as follows:

Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School, Crow Lane Primary and

Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School.



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.