



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 4 Ryefield Road, Huddersfield, HD7 4DA

**Best And Final Offers £165,000**

\*STC\* Situated in the popular residential area of Ryefield Road in Golcar, this delightful terraced house from the early 1900s offers a perfect blend of character and modern living. Boasting three cosy bedrooms, two inviting reception rooms, and a sleek modern bathroom, this property is sure to capture your heart. Spread across 882 sq ft, this home provides ample space for comfortable living. The two reception rooms offer versatility, whether you desire a cosy lounge or a formal dining area. The modern bathroom adds a touch of luxury, perfect for unwinding after a long day. One of the highlights of this property are the gardens to the front and rear. Imagine enjoying your morning coffee in the peaceful front garden or hosting summer barbecues in the rear garden - the possibilities are endless. Whether you're a first-time buyer looking for a charming home to make your own or an investor seeking a property with great potential, this house ticks all the boxes. Don't miss out on the opportunity to make Ryefield Road your future home. Call ADM Residential Estate Agents to book your viewing today! \*VIEWING BY APPOINTMENT ONLY\*

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### ENTRANCE DOOR

UPVC entrance door with twin opaque double glazed glass panels leading to:

### RECEPTION HALLWAY 12'3 x 5'6 (3.73m x 1.68m)



Reception hallway with staircase rising to the first floor landing. Finished with coved ceiling, dado rail, wall mounted gas central heated radiator and wood effect vinyl flooring. Doors leading to:

### LOUNGE 12'4 x 11' (3.76m x 3.35m)



Spacious, tastefully decorated lounge with uPVC double glazed window overlooking the front aspect allowing an abundance of natural light to fill the room. Featuring an exposed brick chimney breast with wood burning stove, brick back and stone hearth. Finished with coved ceiling, T.V point, telephone point and wall mounted gas central heated radiator:

### DINING ROOM 17'1 x 10'4 (5.21m x 3.15m)



Well appointed dining room with uPVC double glazed window overlooking the rear aspect. Offering ample space for dining table and chairs. Finished with wall mounted combi-boiler, wall mounted gas central heated radiator and wood effect vinyl flooring. Door leads to a useful cellar:

### KITCHEN 19'8 x 6'8 (5.99m x 2.03m)



The kitchen is situated to the rear of the property with uPVC window and uPVC door leading to the rear garden. Featuring a matching range of base and wall mounted Shaker Style units in Black with roll edged laminate working surfaces, inset stainless steel sink with mixer tap and complimentary tiled splashback. Integrated electric oven and four ring gas hob with extractor hood over. There is also an integral dishwasher with plumbing for an automatic washing machine and dryer. Finished with wood effect vinyl flooring:

## TO THE FIRST FLOOR LANDING



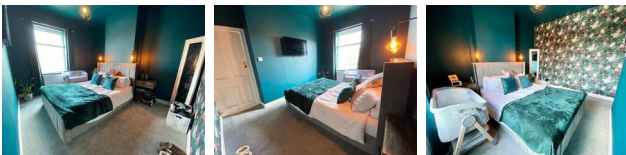
Staircase rises to the first floor landing with spindle balustrade and access to the loft via a hatch. Doors lead to all rooms:

## HOUSE BATHROOM 6'5 x 5'6 (1.96m x 1.68m)



Fully tiled, modern house bathroom with uPVC double glazed opaque window to the rear aspect. Featuring a three piece suite in white with chrome effect fittings, comprising of: P-shaped panelled bath with mains fitted shower over and waterfall tap, hand wash pedestal basin with waterfall tap and low level flush w/c. Finished with wall mounted extractor fan, wall mounted chrome heated towel rail and vinyl effect flooring:

## BEDROOM ONE 11'2 x 10'4 (3.40m x 3.15m)



Good sized, recently decorated primary bedroom with uPVC double glazed window overlooking the front aspect. Finished with T.V point and wall mounted gas central heated radiator:

## BEDROOM TWO 11'2 x 10'4



Second good sized double bedroom with uPVC double glazed window overlooking the rear garden. Finished with T.V point and wall mounted gas central heated radiator:

## BEDROOM THREE 9'1 x 6'8 (2.77m x 2.03m)



Third bedroom with uPVC window overlooking the front aspect. Featuring bulk-head storage and finished with wall mounted gas central heated radiator:

## EXTERNALLY



Externally the property boasts on street parking and a low maintenance garden to the front with hand standing path, flowerbed borders and stone wall boundary with wrought iron gate. To the rear is a large garden offering a mix of hardstanding and pebbled areas with fenced boundary. There is plenty of potential to make this an ideal space for bistro dining and enjoying the summer months:

### **About The Area GOLCAR**

Local schools in the Golcar area 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

### **ABOUT THE VIEWINGS**

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

### **Council Tax Bands**

The council Tax Banding is "B"  
Please check the monthly amount on the Kirklees Council Tax Website.

### **Tenure**

This property is Freehold.

### **Key Facts For Buyers**

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3652099](https://sprift.com/dashboard/property-report/?access_report_id=3652099)

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/9800-4351-0022-5023-0693>

### **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.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

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### Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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