

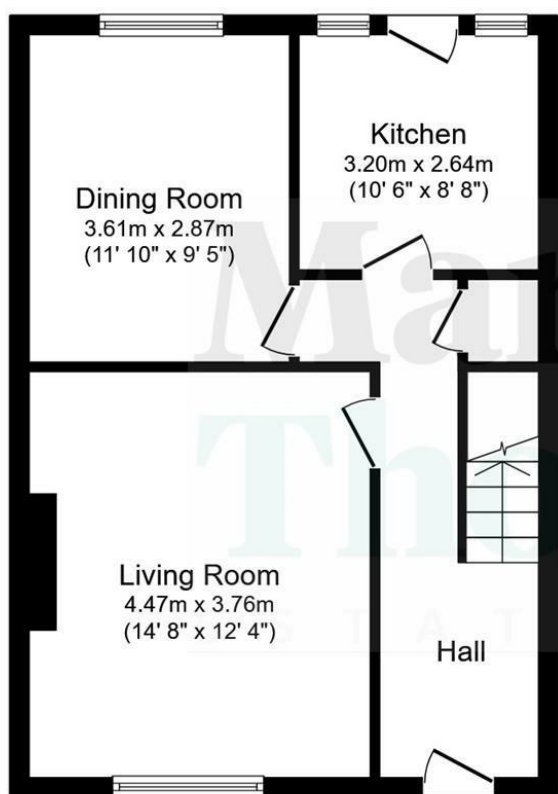
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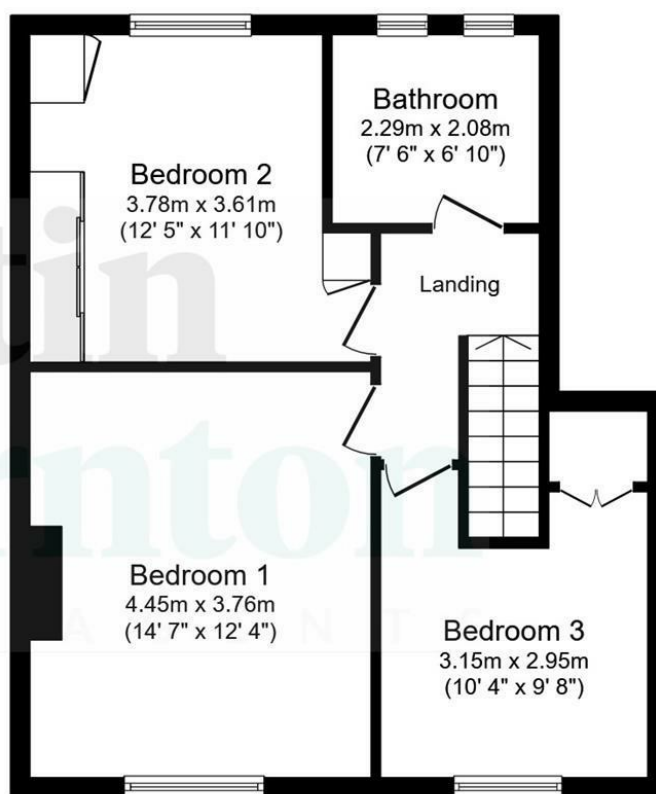
Ryefield Road, Golcar Huddersfield,

**Offers in the region of
£230,000**

This three-bedroom terraced property is located in this popular area, and offered with the advantage of no onward chain. Only by an internal inspection can the amount of accommodation be appreciated, with the property extending over the passageway on the first floor. There are two good-sized reception rooms, a kitchen with some integrated appliances, a gas-fired central heating system and uPVC double-glazing. An inspection is strongly advised to appreciate the amount of accommodation on offer, which may not be immediately obvious from its external appearance. The accommodation comprises an entrance hallway, large living room, separate formal dining room and kitchen with some integrated appliances on the first floor. A drop-down ladder on the landing provides access to useful loft space. On the first floor, there is a large bathroom and three bedrooms. Externally, the rear garden has a lawn and a large flagged patio area, which can be a real sun trap. The property would suit a young family or first time buyer, having the benefit of vacant possession.



Ground Floor



First Floor

Total floor area: 96.6 sq.m. (1,040 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

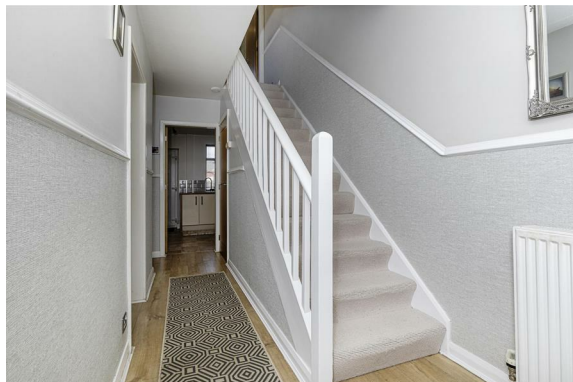
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Details



Entrance Hall

An external uPVC door with an opaque glazed panel gives access into the wide entrance hallway. A staircase rises to the first floor accommodation, beneath which is a good-sized, useful storage cupboard, perfect for shoes and coats, etc. There is oak effect laminate flooring and of particular note are the oak internal doors, which can be found throughout the first floor. The hallway has a radiator and a door leading to the living room.



Living Room

This good-sized reception room is positioned at the front of the property and has a fire surround with a granite finish hearth, upon which stands a living flame, coal effect fire. It has oak style laminate flooring, coving to the ceiling and wall light points. The room can accommodate a good amount of furniture. It is light and bright, enjoying a southerly aspect, maximising natural lighting via a uPVC window. There is also a radiator.



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Dining Room

The formal dining room is also accessed from the hallway and has a continuation of the oak style laminate flooring. It is positioned at the rear of the property with a uPVC window overlooking the garden. The room can easily accommodate a formal dining table and has plenty of space for further furniture. There is coving to the ceiling and a radiator.



Kitchen

The kitchen is positioned at the rear of the property and has units to high and low levels, with worktops and brick effect tiled splashbacks. There is a sink unit with a single drainer and mixer tap. Integrated appliances comprise a four-ring gas hob with a canopy style Bosch filter hood above, Bosch electric oven and dishwasher. There is space and plumbing for an automatic washer and space for a fridge freezer. The room has twin uPVC windows on either side of an external uPVC door leading out into the garden. There is an upright contemporary radiator.



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First Floor Landing

From the entrance hallway, the staircase rises to the first floor landing. A drop-down ladder provides access to the loft area.



Bedroom One

Positioned at the front of the property, this large double bedroom can easily accommodate a good amount of freestanding or fitted furniture. It enjoys a southerly aspect, making the room light and bright, with a uPVC window. There is provision for a wall-mounted TV and a radiator.



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Bedroom Two

Positioned at the rear of the property, this large double bedroom has built-in sliding door wardrobes and a built-in storage cupboard, housing the boiler for the central heating system. There is plenty of space for freestanding or fitted furniture, coving to the ceiling, a uPVC window and a radiator.



Bedroom Three

By extending over the passageway, this bedroom is larger than buyers' may anticipate. It has a built-in wardrobe with hanging rail and shelving, space for further furniture, a uPVC window and a radiator.



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House Bathroom

The well-appointed bathroom has a white three-piece suite. The bath has a shower screen, a waterfall style shower fitting over and an additional wall-mounted hand-held shower attachment. It has a wide, rectangular hand basin with drawers beneath and a low-level WC. There is an illuminated mirror, tiling to the walls, aqua boarding to the ceiling incorporating downlighting and an upright chrome ladder style radiator. The room has twin opaque uPVC windows to the rear.



External Details

In front of the property is a perimeter wall and side fence, a lawned garden with mature shrubs and flower borders. There is a tarmacked pathway and an archway providing access to the rear gardens for this and the adjoining property. The rear garden has external power, lighting and water. There is a central paved pathway with lawns on either side and two raised flowerbeds with railway style sleepers. Beyond this, there is a full-width paved patio area, which can be a real sun trap, ideal for outdoor eating and entertaining. There is also a good-sized timber shed and perimeter fencing to three sides.



Tenure

The vendor informs us that the property is freehold.

Ryefield Road, Golcar Huddersfield,

Directions

