Peter David Properties Ltd

Residential Sales and Lettings

11 Ryefields Avenue

Quarmby, Huddersfield, HD3 4YU

Offers in the region of £235,000

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Entrance Hallway
Enter the property via a PVCu door into the hallway. A grey carpet flows throughout the property. Access to the living room.

Living Room
A cosy living room with a gas fire on a tiled hearth taking pride of place. A PVCu bay window to the front aspect provides plenty of natural light. Access to the dining room.

Dining Room
A spacious dining room with PVCu patio doors leading out to the decked area and providing stunning views. A large walk in cupboard provides ample storage space. Access to kitchen.

Kitchen
A galley kitchen with laminate flooring, matching wood effect wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of a gas oven, a gas hob, an extractor, a dishwasher and a stainless steel sink and drainer. There are two free standing spaces for appliances, one with plumbing for a washing machine. A PVCu window to rear aspect providing splendid views. A PVCu door leads out to the side aspect.

Landing
Providing access to all bedrooms and house bathroom.

Bedroom One
A large double bedroom to the front of the property with fitted wardrobes. PVCu window to front elevation.

Bedroom Two
A second double bedroom with PVCu window to rear aspect. Splendid views can truly be appreciated from this room.

Bedroom Three
A third double bedroom benefiting from a corner electric shower unit with glass door. PVCu window to rear aspect.

House Bathroom
A fully tiled house bathroom with tiled flooring. Comprising of: WC, wash basin and bath with overhead shower and glass folding screen. Benefiting from a chrome towel rail and PVCu privacy window to rear elevation.

Exterior
To the rear of the property thre is a raised decked area, a lawn and herbaceous borders. The views from the garden are stunning with panoramic views across to Marsden Moor and Castle Hill. To the front of the property there is a tarmac driveway (with parking for three cars) leading to a single detached garage with up and over door and electrics.

Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for

your co-operation in order that there will be no delay in agreeing the sale.

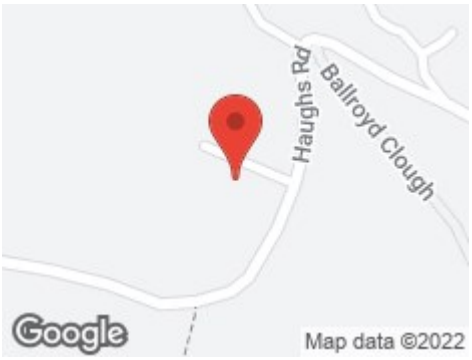
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

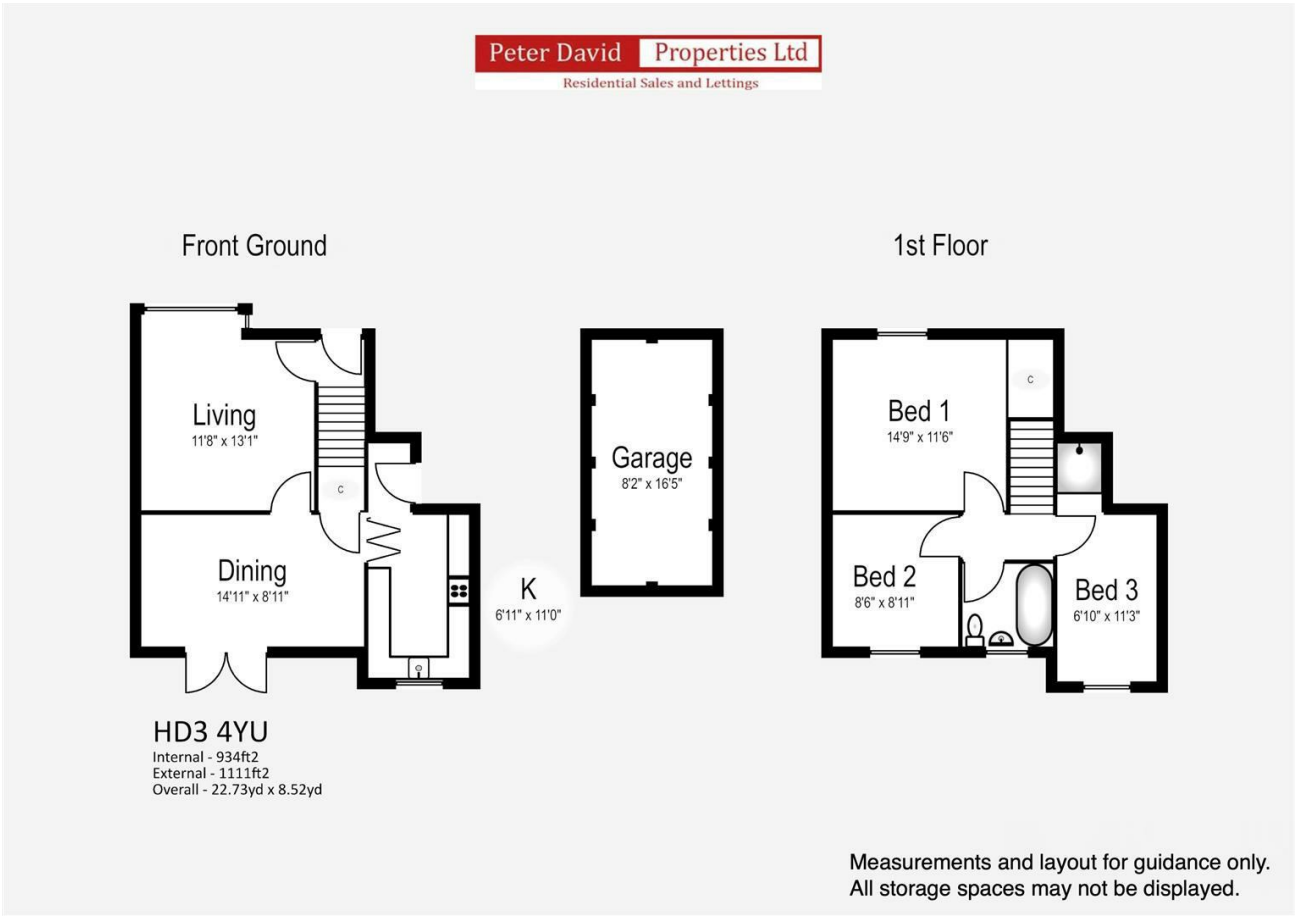
Road Map



Hybrid Map

Terrain Map

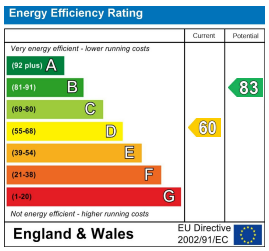
Floor Plan

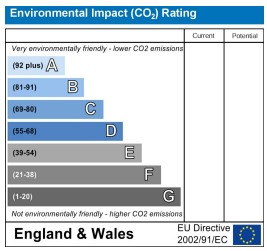


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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