



20 Reinwood Avenue, Quarmby

A 3 double bedroomed semi-detached home nicely located at the head of the cul-de-sac with pleasant views over the adjacent school playing fields and far beyond. The property has been extended to the side and rear which has created plenty of space for a growing family. It has off road parking and garden to the front, and a large, enclosed garden to the rear. It is within walking distance, or short car ride, to Lindley where you will find an array of shops, bars, restaurants, and a regular bus service. Junctions 23 & 24 of the M62 are also only a short drive away. It is worth noting that Planning Permission was passed in January 2025 to further extend the ground floor accommodation (application No. 2024/62/92547/W).

Holmfirth

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Accommodation

GROUND FLOOR



Hall

The front entrance door opens into the hall which has wood effect flooring, and staircase rising to the first floor.

W.C. **6'3" x 2'8"**

Fitted with a white suite comprising a low flush w.c. and wall mounted wash basin. It has an extractor fan, ladder style radiator/towel warmer, tile effect flooring, and access to an under stairs storage cupboard.



Lounge **12'10" x 11'10"**

Having a window to the front, and a multi-fuel stove set into the chimney breast with a timber mantel over.



Kitchen

15'7" x 8'0"

Fitted with a range of wall, drawer and base units having ample worktops over which incorporate a 1½ bowl stainless steel sink with mixer tap. There is a range cooker with stainless steel splashback and extractor hood above, space & plumbing for a dishwasher, 2 windows overlooking the rear garden, inset ceiling spotlights, and an opening leading through to:-



Dining Room

15'4" x 10'4"

A good sized room having been extended slightly at the rear. It has inset ceiling spotlights, wood effect flooring, and window and French doors to the rear.



Office/Utility

12'1" x 8'7"

A good flexible space to be used to suite your own requirements. It has plumbing for a washing machine, wall mounted central heating boiler, window to the front, and finished with wood effect flooring.

FIRST FLOOR



Landing

With loft access and inset ceiling spotlights.



Bedroom 1

12'9" x 8'6"

A dormer window offers views to the front, and has a further loft access, and finished with wood effect flooring.



En Suite Shower Room

6'2" x 5'3"

Fitted with a white suite comprising a low flush w.c., wall mounted wash basin with shaver socket and light over, and shower cubicle with Brista shower over. There is a frosted dormer window to the rear, inset ceiling spotlights, and wood effect flooring.



Bedroom 2 **16'0" x 9'8"**

Being fitted with floor to ceiling wardrobes and bridging units. This double bedroom also has inset ceiling spotlights, and a large dormer window to the front offering pleasant views.



Bedroom 3 **8'10" x 8'4"**

A smaller double bedroom with storage cupboard, dormer window offering views to the rear.



Bathroom **7'11" x 5'6"**

Fitted with a white suite comprising a panelled bath with shower and screen over, pedestal wash basin, and low flush w.c. It has part tiled walls, wood effect flooring, inset ceiling spotlights, extractor fan, and frosted dormer window to the rear.



Outside Front



Outside Rear



OUTSIDE

There is a block paved driveway to the front with path leading to the front door. The front garden is planted with mature shrubs. There is a paved area down the side of the house where you will find an external water tap and electric vehicle charger. The rear garden is fully enclosed by timber fencing and has a sizeable lawned area, large decked terrace, paved patio, potting shed, external lighting, and securing lighting.

Viewing

By appointment with Wm. Sykes & Son.

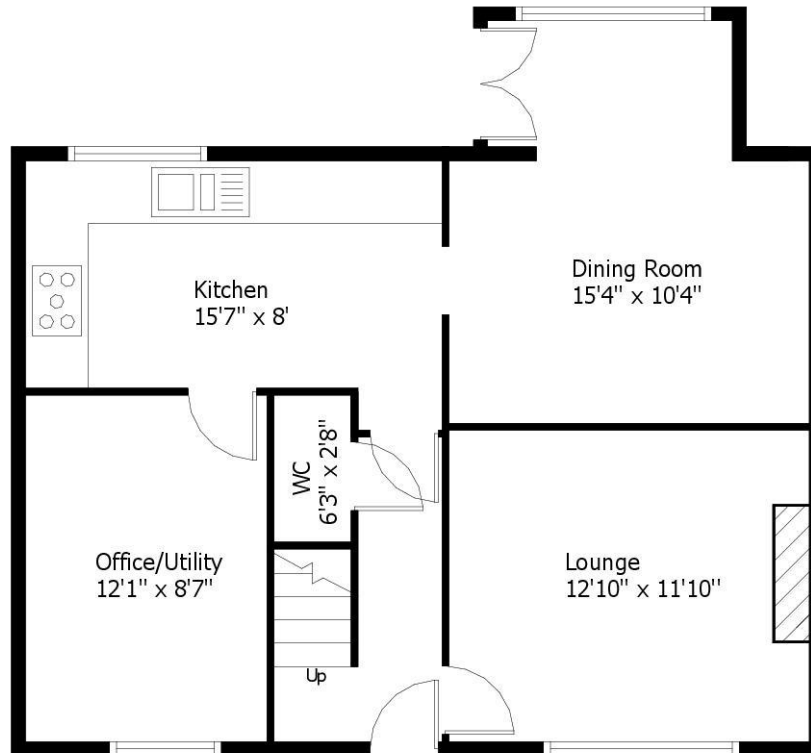
Location

Approaching from Marsh, proceed up to the roundabout and instead of turning right towards the hospital, turn left onto Reinwood Road and after a short distance Reinwood Avenue will be found on the right. No.20 is tucked away on the left at the top of the cul-de-sac.

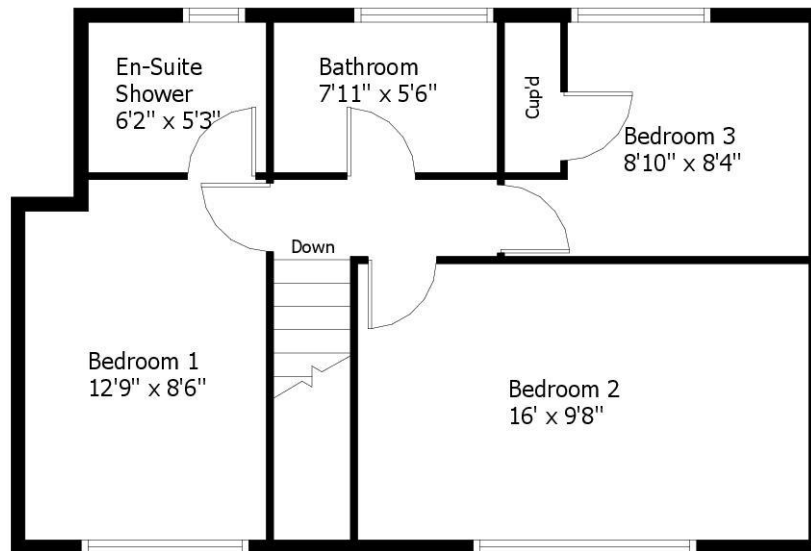
Additional Information

- Council Tax – Band B (£1,798.35 2025/26)
- Tenure – Freehold
- EPC Rating – ‘C’
- Utilities:-
 - Electricity - mains
 - Water – mains
 - Drainage - mains
 - Gas – mains
 - Heating – gas fired central heating
 - Broadband & Mobile Phone – The ‘Ofcom’ on-line checker shows a range of broadband services, including ‘Ultrafast’, are available in this area and mobile coverage at the property is offered by several providers.

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Ground Floor



First Floor

This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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