

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 37 Ponyfield Close

Birkby, Huddersfield, HD2 2BF

Price guide £300,000



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## Ground Floor -

### Entrance Hallway

Accessed via a solid wood door, this entrance hallway has a staircase providing access to the first floor accommodation. The hallway benefits from a ceramic tiled floor, a modern horizontal radiator and access to the living room, the kitchen diner and the ground floor WC.

### WC

An impressive and newly fitted fully tiled ground floor WC comprising; a vanity unit with wash basin, WC and benefiting from a chrome towel rail and extractor fan.

### Living Room

A stylish living room with a Pergo laminated floor and modern vertical radiator. A gas fire with marble surround takes pride of place. A bay window with Venetian metal blinds and a additional window to the front allowing plenty of natural light.

### Kitchen/Diner

A beautifully appointed kitchen/diner with shaker matching wall and base units. bespoke glass splash-backs, composite granite work surfaces, ceramic tiled flooring and a Quartz corner sink and drainer featuring a chrome mixer spray tap. Integrated Zanussi appliances comprise of: an electric double oven and grill, a five ring gas hob and extractor, a conventional microwave oven and grill, a coffee machine with serving drawer, a dishwasher, a washing machine and a fridge freezer. Additionally there is a pull out pantry cupboard and a breakfast bar providing seating for up to four people. This open aspect kitchen/diner provides dual access into the conservatory and is an ideal space for family living.

### Conservatory

This impressive conservatory with floor to ceiling glass windows and blinds extends across the full width of the

property. Featuring laminate tiled effect flooring, privacy glass to one side and french doors leading to the rear garden. Additionally there are infloor plug sockets, spotlights and two wall lights.

## First Floor -

### Landing

A spacious landing with privacy window to the side elevation. There is access to the loft which is partially boarded and access to all bedrooms and bathrooms. There is a useful storage cupboard.

### Master Bedroom

A generous master bedroom with laminate wood effect flooring, mirrored built in sliding wardrobes and further fitted wardrobes with inset dressing table. Situated to the rear of the property with far reaching views across the valley.

### En-Suite

A newly renovated fully tiled modern en-suite comprising: Jacuzzi whirlpool bath with extra strong power shower and remote, vanity unit with inset hand basin and WC. Also featuring a, shaver point and slate grey vertical radiator.

### Bedroom Two

A second double bedroom with laminate flooring and PVCu window to front elevation.

### Bedroom Three

A third double bedroom with PVCu window to rear elevation.

### Bedroom Four

A dual aspect fourth double bedroom with laminate flooring and PVCu windows to side and front.

## House Bathroom

A newly renovated fully tiled house bathroom comprising: WC, hand basin, p-shaped bath with overhead electric shower and curved glass screen. Also benefiting from a chrome towel rail, extractor fan, shaver point and privacy window to the rear elevation.

## Garage

A single garage with up and over door.

## Exterior

Externally the property benefits from a driveway (with parking for two cars), a single garage and gardens to both the front and rear. To the front there is a grassed area with a hedge border and to the rear there is a large and enclosed garden featuring both an Indian slate stone patio, a decked area and a lawn - perfect for entertaining guests, children or a keen gardener! There are mature shrubs and border plants along with a timber fence.

## 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



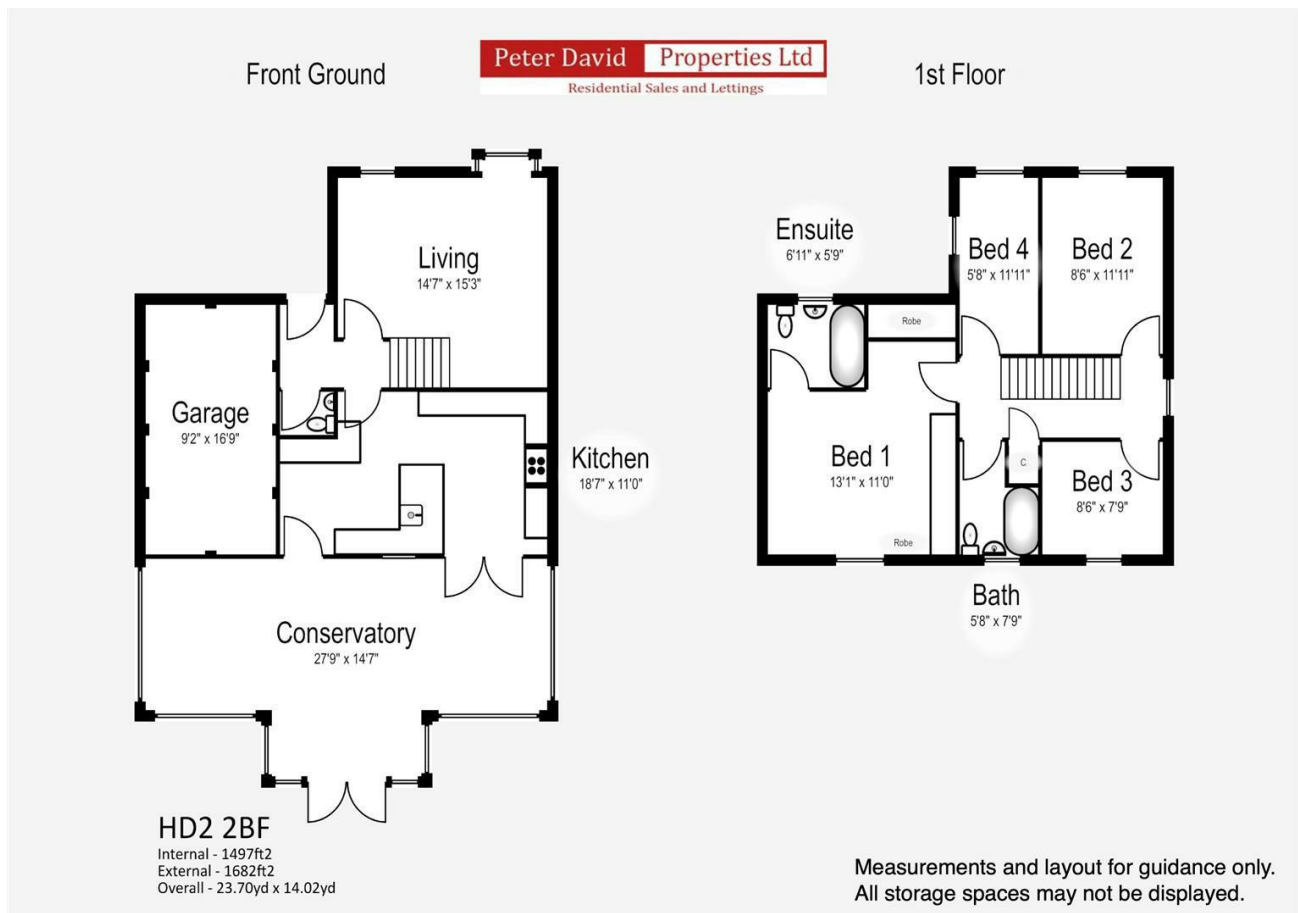
## Hybrid Map



## Terrain Map



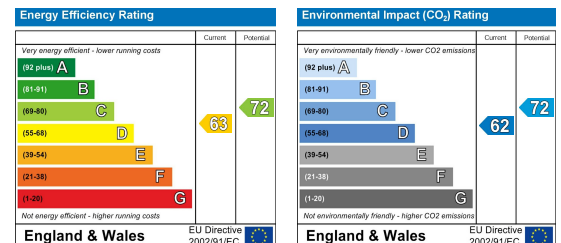
## Floor Plan



## 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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