

Peter David

Properties Ltd

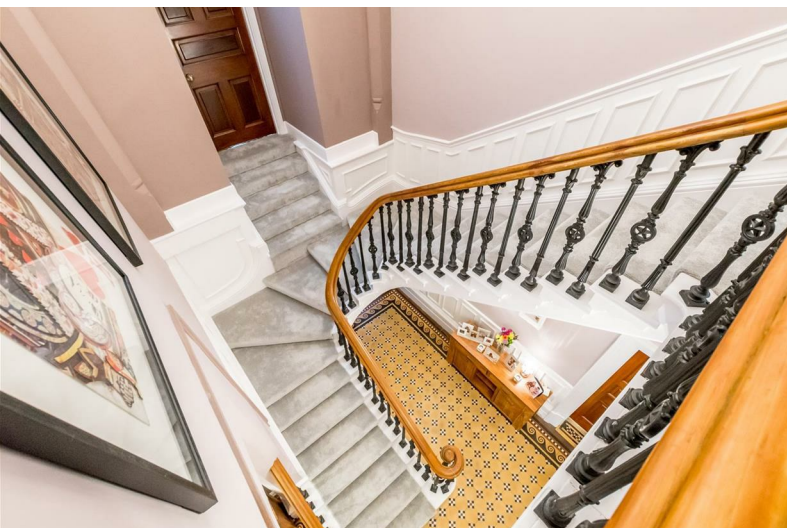
Residential Sales and Lettings



## 2 Ravensdeane Thornhill Road

Edgerton, Huddersfield, HD3 3DD

Offers over £399,950



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## Entrance Hallway

16'4" x 15'10" (4.98 x 4.83)

This commanding entrance hallway is a real feature to the property, with tiled flooring, a grand staircase to the first floor accommodation and a useful storage cupboard. From the entrance, there is a cloaks area which has a parquet flooring and access to the ground floor WC (6'9" x 3'11").

## Living Room

15'5" x 13'10" (4.72 x 4.22)

A well-proportioned living room with large windows to the front of the property, allowing ample natural light. The focal point is the fireplace, with a marble back and hearth, benefiting from a wooden surround.

## Kitchen Diner

25'7" x 18'10" (7.82 x 5.75)

The kitchen diner is open plan, ideal for family living or entertaining guests. The kitchen has grey gloss wall and base units, granite work surface, a breakfast bar and grey metro tiled splashbacks. With integral appliances, including: a dishwasher, a fridge freezer, a large range cooker with a 5-ring gas hob and space for further appliances. There is space for a dining area, a second sitting area and sliding patio doors to the enclosed and private garden.

## Landing

The first floor landings provides access to three double bedrooms and a bathroom.

## Master Bedroom

15'10" x 13'10" (4.85 x 4.22)

A luxurious double bedroom with sash windows to the front and side elevations. The focal point is the open, cast iron feature fireplace with a tiled hearth and a marble surround.

## Bedroom Three

11'8" x 11'6" (3.56 x 3.51)

A double bedroom with a window to the rear elevation, overlooking the patio.

## Bedroom Four

15'8" x 9'3" (4.78 x 2.84)

A double bedroom with a window to the side aspect.

## Bathroom

11'10" x 6'2" (3.61 x 1.88)

A large and modern bathroom, with a three piece suite comprising: a free-standing bath, a shower cubicle, a WC and a hand basin. The bathroom is fully tiled with a spotlight ceiling and a chrome, wall-mounted towel rail. Window to the rear elevation.

## Bedroom Two

15'1" x 11'6" (4.62 x 3.51)

A large double bedroom with a velux window and access to the newly fitted en-suite bathroom.

## En-suite

14'9" x 6'9" (4.50 x 2.06)

A fully tiled en-suite bathroom with a jacuzzi bath, dual hand basins, a shower cubicle and a WC. With a wall mounted, heated chrome towel rail.

## External

The property is found on a private driveway, which provides access to the parking available. There is a double detached garage. Accessed only from the property is a private and enclosed patio. There are communal gardens and a tennis court.

## 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

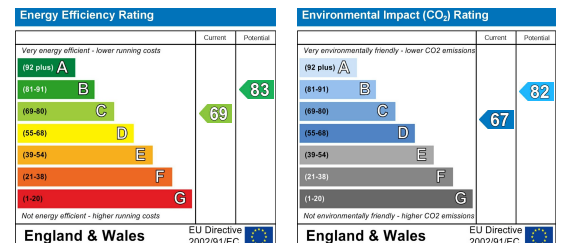


## Floor Plan

## 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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