Peter David Properties Ltd

Residential Sales and Lettings

12 Ponyfield Close

Birkby, Huddersfield, HD2 2BF

Price guide £285,000

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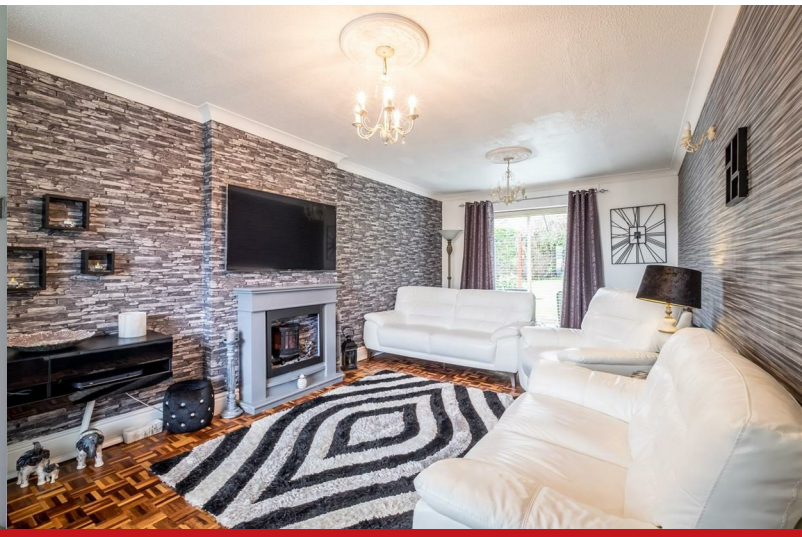

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Entrance Porch
Access to the property via a PVCu door into the entrance porch Featuring ceramic tiled flooring which flows throughout the first floor and providing access to the WC. PVCu window to side aspect.

Hallway
The hallway provides access to the living room, second reception room/dining room and kitchen. Stairs rising to first floor accommodation.

WC
A useful partially tiled downstairs WC comprising: WC and hand basin. Ceramic tiled floor and privacy window to front aspect.

Dining Room/2nd Reception Room
A dual aspect dining room/second reception room.

Kitchen
A beautifully appointed modern kitchen with matching high gloss self closing wall and base units and vinyl work surfaces. Featuring integral appliances, including: a dishwasher, a fridge freezer, an electric oven, a gas hob and extractor fan. The kitchen also benefits from an inset stainless steel sink and drainer and space for two free standing appliances. Access to the rear garden through PVCu door to the rear. PVCu window to rear aspect.

Living Room
A modern dual aspect living room which extends across the full width of the house. There is plenty of natural light from a large bay window to the front aspect and sliding patio doors to the rear leading out to the garden. Featuring vinyl wood effect flooring and two ceiling roses.

Landing
The landing is light and spacious with grey carpet running throughout the first floor accommodation. Access to bedrooms, bathroom and loft. PVCu window to rear aspect.

Master Bedroom
A double bedroom with PVCu bay window to front elevation.

En-Suite
A brand new En-suite comprising: WC, hand basin and shower cubicle. Vinyl flooring and PVCu window to side elevation.

Bedroom Two
A second double bedroom with PVCu window to front elevation.

Bedroom Three
A third single bedroom with PVCu window to rear elevation.

Bedroom Four
A fourth single bedroom with PVCu window to rear elevation.

House Bathroom
A brand new house bathroom comprising: WC, a hand basin with vanity unit, a bath with overhead shower and glass door. Also benefiting from marble effect panelled walls and white towel rail. PVCu window to front elevation.

Exterior
To the front of the property there is a grassed area with mature shrubs. and steps leading up to the front of the house. To the side there is a detached double

garage with up and over doors and a driveway (with parking for up to three cars) To the rear of the property there is a private and enclosed garden with mature trees and shrubs and a patio area - perfect for entertaining.

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

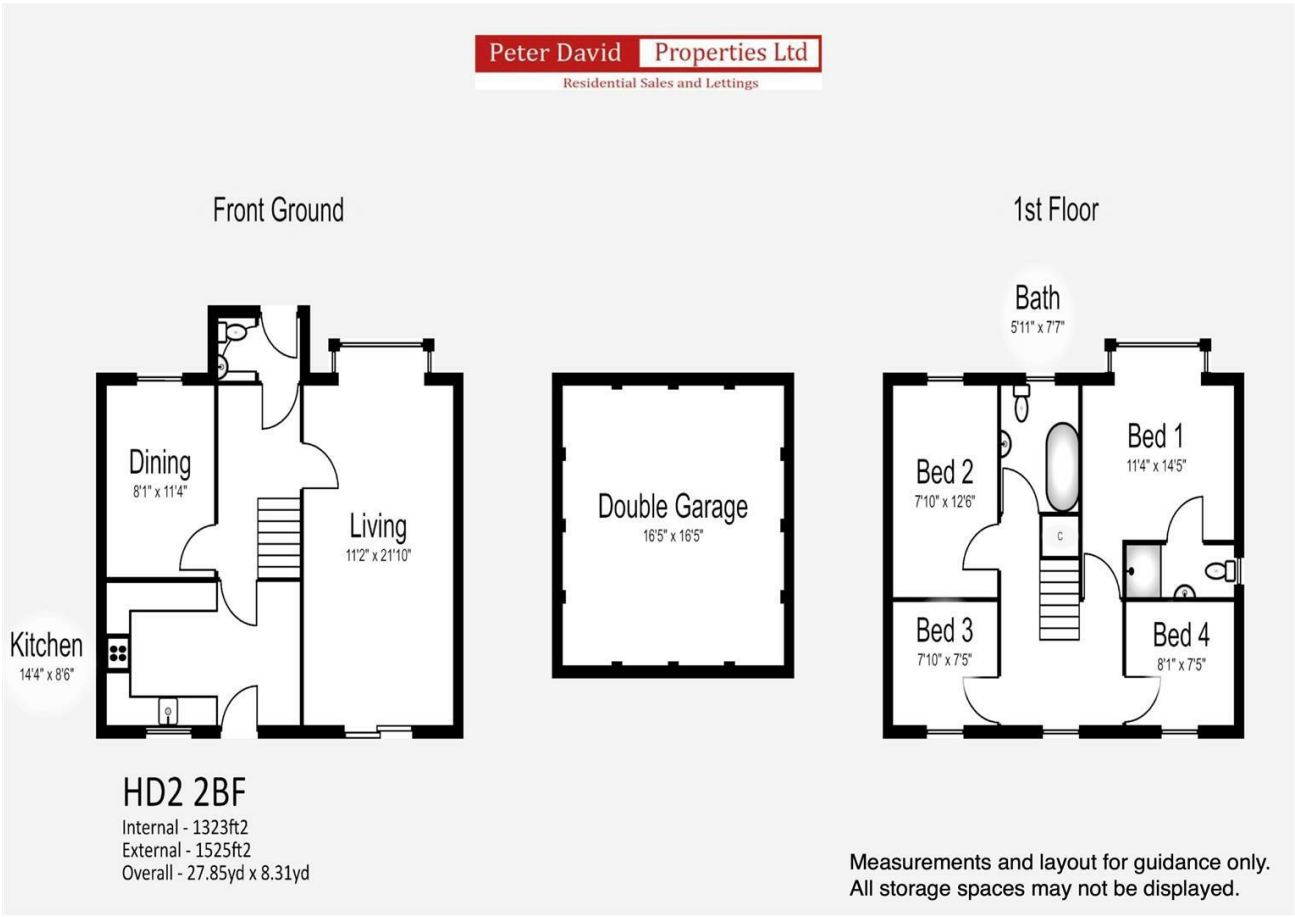
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

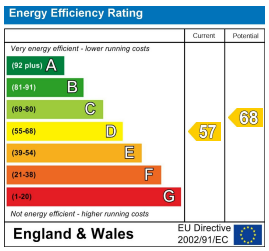
Floor Plan

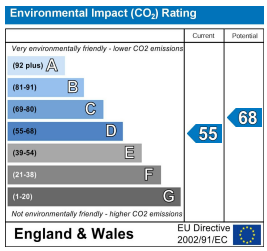


Viewing

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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