Peter David Properties Ltd

Residential Sales and Lettings

30 Honey Hall Ing

Ferndale, Huddersfield, HD2 1GP

Offers in the region of £299,950

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Entrance Hallway
Enter this spacious property via a PVCu door into the entrance hallway with laminate flooring. There is a large cupboard under the stairs providing ample storage space. Stairs with new carpet rising to the first floor accommodation. Access to living room, ground floor WC, and kitchen diner.

Ground floor WC
A useful ground floor WC with laminate flooring. Comprising of: WC, wash basin with tiled splashback. Benefiting from a chrome heated towel rail.

Kitchen/Diner
To the rear of the property there is this large kitchen diner with laminate flooring, matching hi-gloss wall and base units with laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an electric oven, a new gas hob, and an extractor. There are two free standing spaces for appliances, one with plumbing for a washing machine and 1.5 stainless steel sink and drainer under a PVCu window overlooking the rear garden. Providing ample space for a dining table. PVCu patio doors lead out to the rear garden and an integral door leads through to the garage.

Living Room
A spacious living room with a brand new grey carpet. PVCu window to front aspect and wood and glass doors lead through to the dining room.

Dining Room/ Second Reception Room
A second reception room or formal dining with floor to ceiling patio doors leading out to the south facing rear garden which provides splendid views across open fields. Access to the kitchen diner.

Landing
A brand new grey carpet flows throughout the first-floor bedrooms and landing. Providing access to all bedrooms and house bathroom. Also benefiting from a large storage cupboard

Master Bedroom
A large master bedroom wilth PVCu window to front elevation. Access to en-suite.

En-Suite
An en-suite with laminate flooring. Comprising of: WC, wash basin with tiled splashback, a tiled shower cubicle with a glass door and a heated chrome towel rail.

Bedroom Two
To the rear of the property there is a second double bedroom with PVCu window to rear elevation. Access to Jack and Jill bathroom.

Bedroom Three
To the front of the property there is a further double bedroom with PVCu window to front elevation. Access to Jack and Jill bathroom.

Jack and Jill Bathroom
This ideal Jack and Jill bathroom provided both bedroom two and three with a useful En- suite. There is laminate flooring and comprises of: WC, wash basin with tiled splashback a shower cubicle with glass doors and benefiting from a chrome towel rail.

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

House Bathroom
A partially tiled house bathroom with vinyl flooring. Comprising of: WC, wash basin and bath. Benefiting from a chrome towel rail. PVCu privacy window to rear elevation..

Exterior

To the rear of the property there is a large private and enclosed south facing garden with a lawn and a surrounding timber fence, The rear garden has splendid views across fields. There is side access leading to the front of the property. To the front there is a lawn and a tarmac driveway with parking for three cars leading to a single garage with an up and over door, electrics and lighting.

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

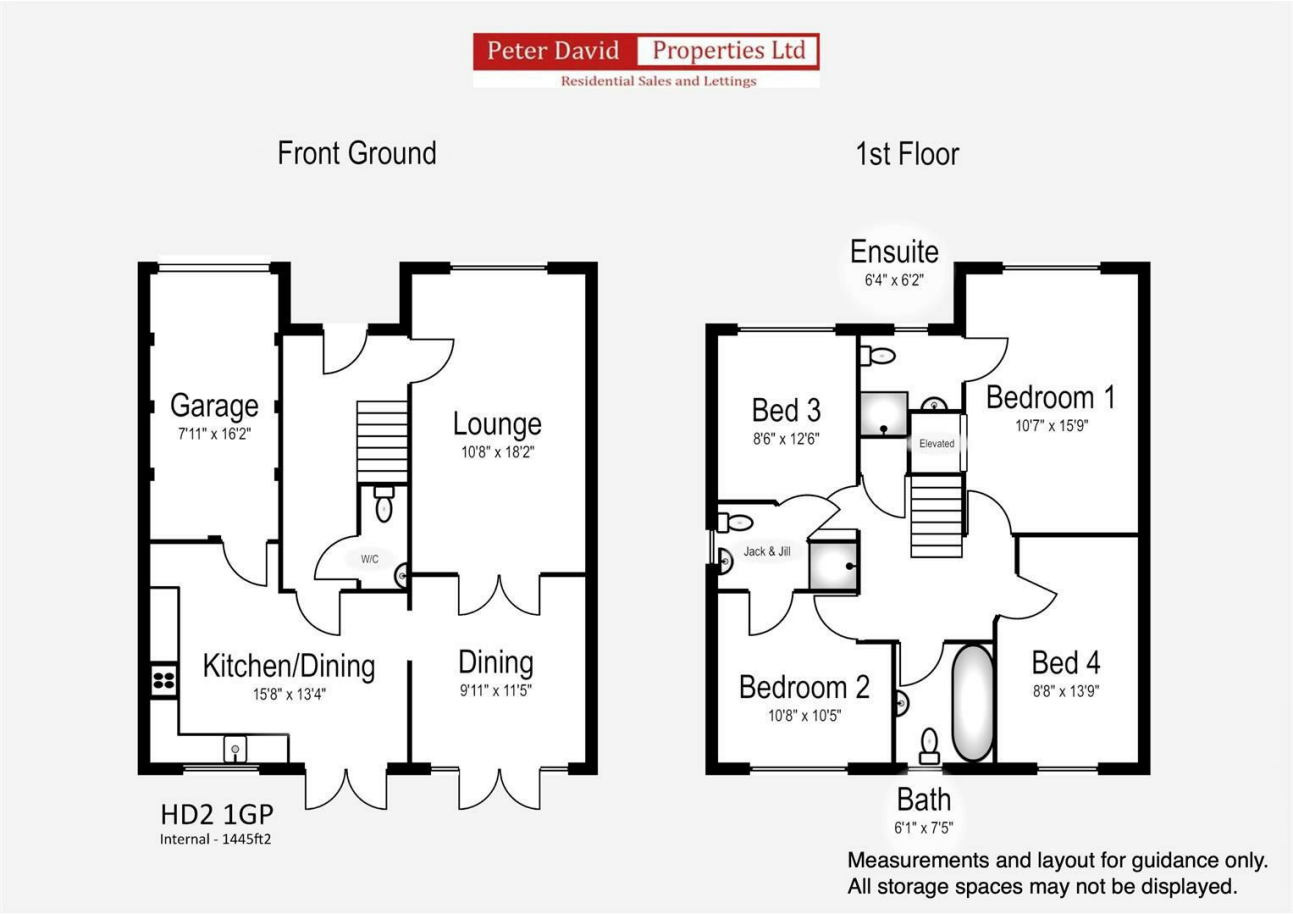
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

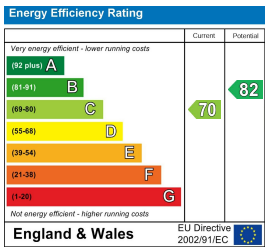
Floor Plan

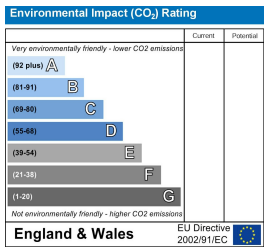


Viewing

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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