Peter David Properties Ltd

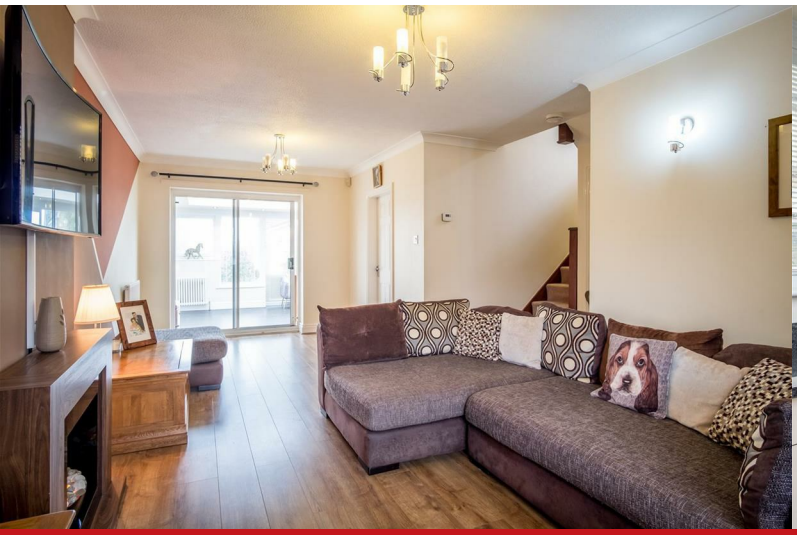
Residential Sales and Lettings

29 Ponyfield Close

Birkby, Huddersfield, HD2 2BF

Price guide £259,950

4 1 1 D



29 Ponyfield Close

Birkby, Huddersfield, HD2 2BF

Price guide £259,950

*EXTENDED DETACHED FAMILY HOME * QUIET CUL-DE-SAC LOCATION* FOUR DOUBLE BEDROOMS*

Peter David Properties are pleased to present to the open market this well presented FOUR bedroom, DETACHED property, which offers everything required to suit modern family life. Tucked away in a QUIET CUL-DE-SAC location, this property boasts FOUR DOUBLE BEDROOMS, a DRIVEWAY (with parking for two cars), a GARAGE, and a PRIVATE AND ENCLOSED GARDEN to the rear.. Also benefiting from gas central heating, double glazing and an alarm system.

Internally the property comprises of: an entrance hallway, a WC, a living room , a kitchen/diner (which has been extended by adding a large orangery to the rear of the property). To the first floor the property features three double bedrooms and a house bathroom and to the second floor a large double bedroom which could be used to serve a variety of purposes (an office, a snug, a bedroom).

Located in a popular residential area only a short drive from Lindley village and all of the amenities within, it is a perfect spot! The M62 network is within close proximity, providing access to the nearby cities of Leeds, Halifax and Manchester. Excellent primary and secondary schools are also easily accessible.

Book your viewing today!

Entrance Hallway

Accessed via a PVCu door this useful entrance hallway provides access to the ground floor WC and living room with wood effect vinyl flooring.

WC

A partially tiled ground floor WC with hand basin. Featuring vinyl flooring and PVCu window to front aspect.

Living Room

A spacious duel aspect living room which could also be utilised as a dining area given its size. There is a PVCu window to the front aspect with views into the garden and sliding patio doors to the rear providing access to the orangery. The focal point of the room is a feature fireplace with wood effect surround and houses a pebble flame effect electric fire. Benefiting from wood effect vinyl flooring and a large storage cupboard. Stairs rise to the first floor.

Kitchen

A modern kitchen diner, which has vinyl wood effect flooring, matching wall and base units and black granite work surfaces. Featuring integral appliances, including: a dishwasher, a microwave, an electric oven with warmer drawer and four ring electric hob and extractor fan. The kitchen also benefits from granite splash-backs, an inset sink and drainer and space for free standing appliances.

Orangery

An extension to the kitchen is this beautifully appointed Orangery which provides a fantastic extended living space and really is the hub of this property. Allowing plenty of natural light through floor to ceiling PVCu windows to the rear aspect and with French doors to the side aspect leading into the garden, the superb views can be truly appreciated from this room. Also benefiting from column style radiators and wood effect vinyl flooring.

Landing

Neutral carpet flows up the stairs and throughout the first floor and second floor accommodation. Providing access to three bedrooms and house bathroom with stairs rising to the second floor. PVCu window to side elevation.

Master Bedroom

A double bedroom with PVCu window to the front aspect providing views over the front garden, also featuring a bank of floor to ceiling fitted wardrobes.

Bedroom Two

A second double bedroom to the rear of the property providing splendid far reaching views to Emley Moor Mast and Castle Hill. Benefiting from a bank of floor to ceiling fitted wardrobes and PVCu window to the rear elevation.

Bedroom Four

A fourth double bedroom with PVCu window to the front elevation.

House Bathroom

A partially tiled house bathroom with a three piece suite, briefly comprising: a bath with overhead shower and glass screen, and a vanity unit with WC, and hand basin. The bathroom has the luxury of underfloor heating, ceramic tiled flooring and there is a wall-mounted chrome radiator. Also benefiting from a mirrored cabinet and a large storage cupboard . There is a PVCu frosted window to the rear elevation.

Bedroom Three

On the second floor there is a double bedroom with two large velux windows to the rear aspect. This useful room which is an extension to the original property could be used to serve a variety purposes (an office, a bedroom, a snug).

Exterior

Externally the property has an enclosed and private split level garden to the rear of the property with a grassed area, patio and pond. There are mature trees and shrubs with splendid views across Huddersfield. To the front there is a driveway with parking for two cars and a single garage with electric door providing power 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

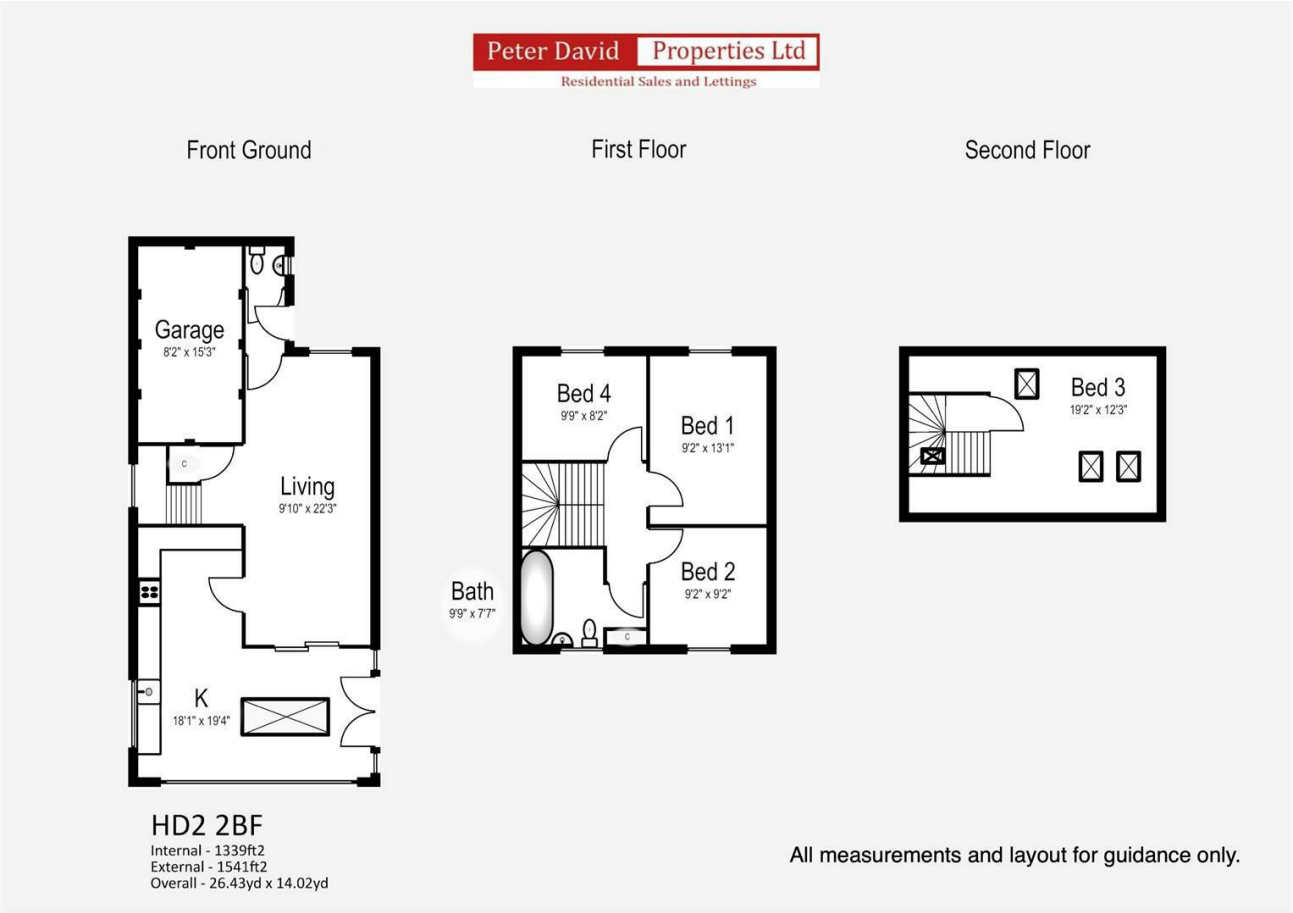
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

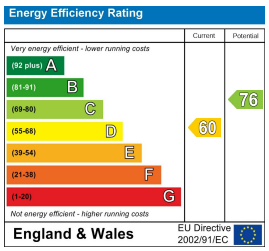
Floor Plan

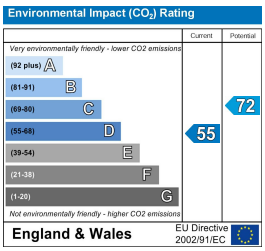


Viewing

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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk