

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 2 North Rise

Sheepridge, Huddersfield, HD2 1DE

Offers in the region of £147,500



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## Ground Floor -

### Entrance Hallway

Enter the property via a stylish PVCu front door into an entrance hallway adorned with wood effect linoleum flooring. Stairs rise to the first floor accommodation and there is access to the living room.

### Living Room

The well-appointed living room features a luxurious deep-pile grey carpet and a modern electric fireplace adding both warmth and style to the space. Natural light filters in through a PVCu window, offering views of the front garden. An open doorway seamlessly connects the living room to the kitchen/diner.

### Open Plan Kitchen/Diner

The open-plan kitchen/diner, positioned at the rear of the property, serves as the heart of this home, offering a welcoming space for cooking, dining, and gathering. White gloss wall and base units, complemented by marble-effect laminate work surfaces and sleek acrylic splashbacks, create a modern and functional kitchen aesthetic. Integrated appliances include an electric oven, a gas hob, an extractor fan, a dishwasher, and a washing machine. Ample space is provided for a fridge-freezer and a dining table. A floor-to-ceiling storage cupboard discreetly houses the boiler and provides additional storage space. Additionally, a convenient door leads to the cellar, offering further storage options and practicality.

### Cellar

A spacious cellar split into three separate rooms offering additional storage space. One of the rooms has a PVCu window to the front aspect.

## First Floor -

## Landing

The landing provides access to all the bedrooms and the house bathroom. Additionally, there is a loft hatch which provides access to the fully boarded loft which has lighting and electrics.

### Bedroom One

A generously proportioned bedroom featuring decorative paneling and a PVCu window to the front elevation. There is ample storage space provided behind the paneling.

### Bedroom Two

A second double bedroom set to the rear of the property with fitted wardrobes to the alcove providing ample storage space. There is a PVCu window overlooking the rear garden.

### Bedroom Three

A third generously sized single bedroom with ample fitted cupboards and a PVCu window to the front elevation.

### House Bathroom

A modern house bathroom featuring wood-effect linoleum flooring and a 3-piece suite. Comprising of a WC, a wash basin set within a sleek white gloss vanity unit, a chrome towel rail and a spacious walk-in shower. Natural light streams in through a PVCu privacy window to the rear elevation.

## Exterior

Through PVCu French doors, you can access the east-facing, fully enclosed rear garden. Here, there is a raised decking area accompanied by steps and a slide, inviting you to the lower lawn area. For added excitement is a climbing wall built into the side of the

decking. To the front of the property is a tarmacked driveway providing off road parking for one car, with the added convenience of a newly installed EV car charging point!

### **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.

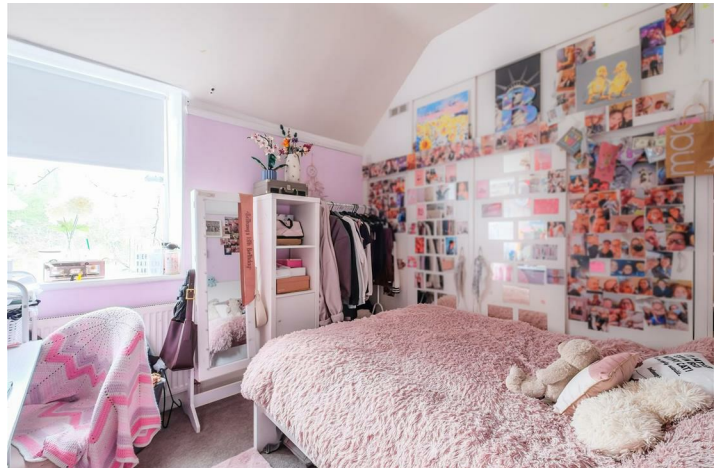
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



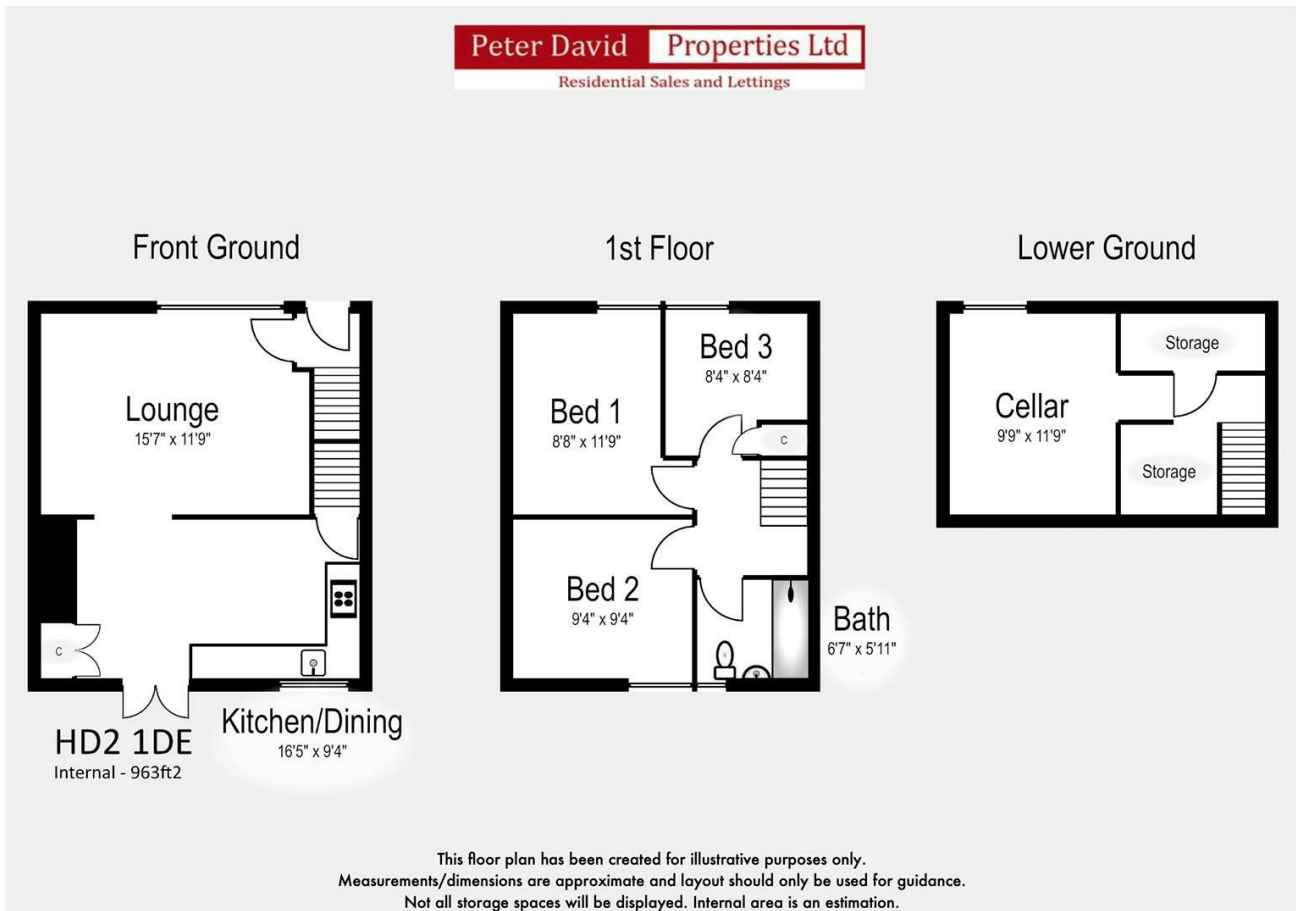
## Hybrid Map



## Terrain Map



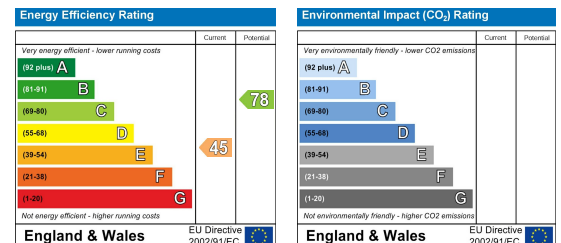
## Floor Plan



## 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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