Peter David Properties Ltd

Residential Sales and Lettings

4 Ravensdeane Thornhill Road

Edgerton, Huddersfield, HD3 3DD

Offers in the region of £350,000

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Ground floor -

Entrance Porch
Enter this unique property via a solid wooden door with two ornate glass panels into the 'rear' entrance porch. There are ornate quarry tiles to the floor and a stable door provides access to the kitchen and a second wooden door leads into the utility room.

Utility Room
A useful utility area with matching cream wall and base units, a tiled splash-back and wooden worktops. There is a stainless steel sink and drainer and also plumbing for a washing machine. Wooden framed windows with obscure glass run along the front wall allowing plenty of natural light and there are quarry tiles to the floor.

Downstairs WC
A spacious cloakroom with a concealed cistern WC and a wash basin set in a vanity cupboard with a tiled splash-back. There are wooden framed windows with obscure glass to the front aspect and quarry tiles to the floor.

Kitchen
The kitchen forms part of a superb open-plan living, kitchen and dining space offering flexible living across the majority of the ground floor. The kitchen space boasts matching cream wall and base units, wooden worktops, tiled splash-backs and a white ceramic sink and drainer. There is a large wooden framed window to the front aspect and tiled flooring flows throughout. Integrated appliances comprise; a range cooker with a five ring gas hob, an extractor fan, a microwave, a fridge/freezer, a dishwasher and a large wine cooler.

Dining area
On a split level from the kitchen and carpeted throughout and into the snug area is this pleasant dining space offering ample room for a large dining table. The room features a decorative fire place with a black marble hearth and white wooden surround and there is also a cupboard providing useful storage space.

Snug
A light and airy sitting area with a large wooden framed window across one wall overlooking the courtyard and an additional arched window to the rear.

Living Room
An internal door from the kitchen leads into this characterful living room with an additional door leading into the front entrance hallway. The room features a dual aspect with shuttered, wooden framed windows to the side and rear and a neutral carpet flows throughout. There is a log burner set on a stone hearth with a wooden surround giving the room an added wow factor.

Entrance Hallway
This second entrance hallway provides an additional point of access to the property via a wooden entrance door. A large wooden framed window to the front allows plenty of light and there are stairs rising to the first floor. A large under stairs cupboard provides useful storage space.

First floor -

Landing
A well appointed landing area providing access to the first floor bedroom, shower room and the WC. A neutral carpet flows throughout and there is a wooden framed window to the front aspect. A second staircase leads from the landing to the second floor.

WC
A partially tiled separate WC, which has been tastefully decorated with a wooden framed frosted window to the side aspect and tiles to the floor. There is a WC and a wash basin set in a vanity cupboard

Shower Room
A partially tiled shower room with a double walk-in shower and a large sink set in a vanity unit with drawers. Again the room is tastefully decorated and there are tiles to the floor.

Bedroom One
A spacious double room with a wooden sash window with a secondary glazed unit to the side aspect. A neutral carpet flows throughout.

Second floor -

Landing
A carpeted landing area providing access to bedrooms two and three.

Bedroom Two
A contemporary double bedroom situated on the top floor with an arched wooden framed window with a secondary glazed unit to the side aspect and a Velux roof window. The room features a dressing area and has an en-suite bathroom. A neutral carpet flows throughout.

En-suite Bathroom
A partially tiled bathroom featuring a concealed cistern WC, a bath with a mixer tap and shower attachment and a wash basin set in a vanity unit. There are also tiles to the floor.

Bedroom Three
A single room with a wooden sash window with a secondary glazed unit to the front aspect. A neutral carpet flows throughout.

Exterior
The property enjoys communal gardens both to the front and located within the Ravensdeane Estate, which is occupied by six other properties. The property also boasts a private courtyard garden to the rear, accessed from the snug, which is paved and surrounded with mature shrubs. There is also off-road parking for two cars.

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

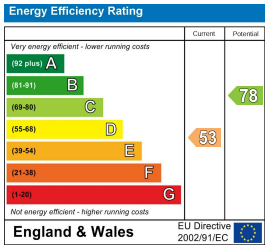
Terrain Map

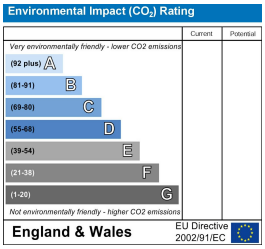
Floor Plan

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





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