

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 3 Ravensdeane

Thornhill Road, Edgerton, Huddersfield, HD3 3DD

Offers in the region of £375,000



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## Ground floor -

### Entrance Vestibule

Enter this unique property via a solid wooden door with glass panels into the entrance hallway. Laminate flooring flows throughout and there is access to the ground floor WC and living room. The hallway also benefits from a single radiator and floor to ceiling cupboards providing useful cloaks storage.

### WC

A spacious cloakroom with a low flush WC and a wash basin set in a vanity cupboard with a travertine tiled surface and splash-back. There is a wooden framed double glazed window to the front aspect and laminate flooring.

### Living Room

This characterful living room offers a pleasant space to relax and unwind. The room boasts original features including ornate cornices, a ceiling rose and alcove storage cupboards. Large wooden framed double glazed sash windows to the front allow plenty of natural light to flow in and a remote controlled feature gas fire offers an attractive focal point. Pelmet wall lights create a welcoming atmosphere and a doorway leads into the dining hall.

### Dining Hall

A bright and airy dining space with double glazed French doors leading out into the courtyard garden. A superb oak and glass staircase rises to the first floor and a neutral carpet flows throughout.

### Kitchen

This stylish kitchen features high gloss matching wall and base units with granite work surfaces, a glass splash back and engineered wooden flooring. A Franke composite sink with a waste disposal unit and a Franke Satin chrome mixer tap is integrated into the work surface in front of the double glazed sash windows with views out to the garden. Integral appliances comprise; a Bosch electric fan oven, a Neff gas hob, extractor fan and dishwasher. There is also plumbing for a washing machine and space for a large American style fridge freezer. Under-cupboard LED lights and remote controlled electric roller blinds compliment the room.

## First floor -

### Landing

A generous landing area providing access to the first floor bedrooms and family bathroom. A neutral carpet flows throughout and there is a wooden framed sash window with secondary glazing to the rear aspect. A second staircase leads from the landing to the second floor and there is floor to ceiling built in cupboards providing useful storage space and a compact double radiator.

### Bedroom Two

A well appointed double bedroom currently utilised as a study with stylish fitted shelves and cupboards. There are double glazed sash windows to the front elevation, a double radiator and a neutral carpet flows throughout.

### Bedroom Three

A further double bedroom benefiting from fitted wardrobes, cupboards and drawers and with double glazed sash windows to the rear aspect. A neutral carpet flows throughout.

### Family Bathroom

A partially tiled house bathroom comprising; a concealed cistern WC, a bidet, a wash basin set in a large vanity unit and a Whirlpool spa bath with over head shower and glass screen. The bathroom also boasts a chrome towel rail, fitted wall cupboards and a mirror with surrounding glass shelves.

## Second floor -

### Landing

A carpeted landing area providing access to the master bedroom and bathroom. Two velux roof windows allow plenty of natural light and there is also a double radiator.

### Master Bedroom

A luxurious master bedroom suite featuring contemporary fitted wardrobes, drawers and ambient lighting. There is a double glazed sash window to the front aspect, a loft access hatch, a compact double radiator and a neutral carpet flows throughout.

## Bathroom

An extremely spacious bathroom fitted with a modern four piece suite which includes a WC, wash basin, large Kudos shower cubicle and a bath set in wooden paneling. There are tiles to the shower area, wooden paneling across two wall and an LED illuminated wall mirror. There is a double glazed frosted window to the side elevation, a double radiator and a loft access hatch.

## Exterior

The property has it's own private courtyard to the rear, accessed from the dining area, which is paved in terracotta cobblestones with surrounding planted borders. There is also a cold water tap and an outdoor power socket. The property also enjoys the use of Ravendeane's communal gardens, one of which was formerly used as a Tennis court but is now enjoyed as a summer garden. To the front of the property is an additional garden as well as a pleasant patio area and allocated off-road parking for two cars. The property also includes a large single garage which has multiple power sockets and lights in addition to its own alarm system.

## 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



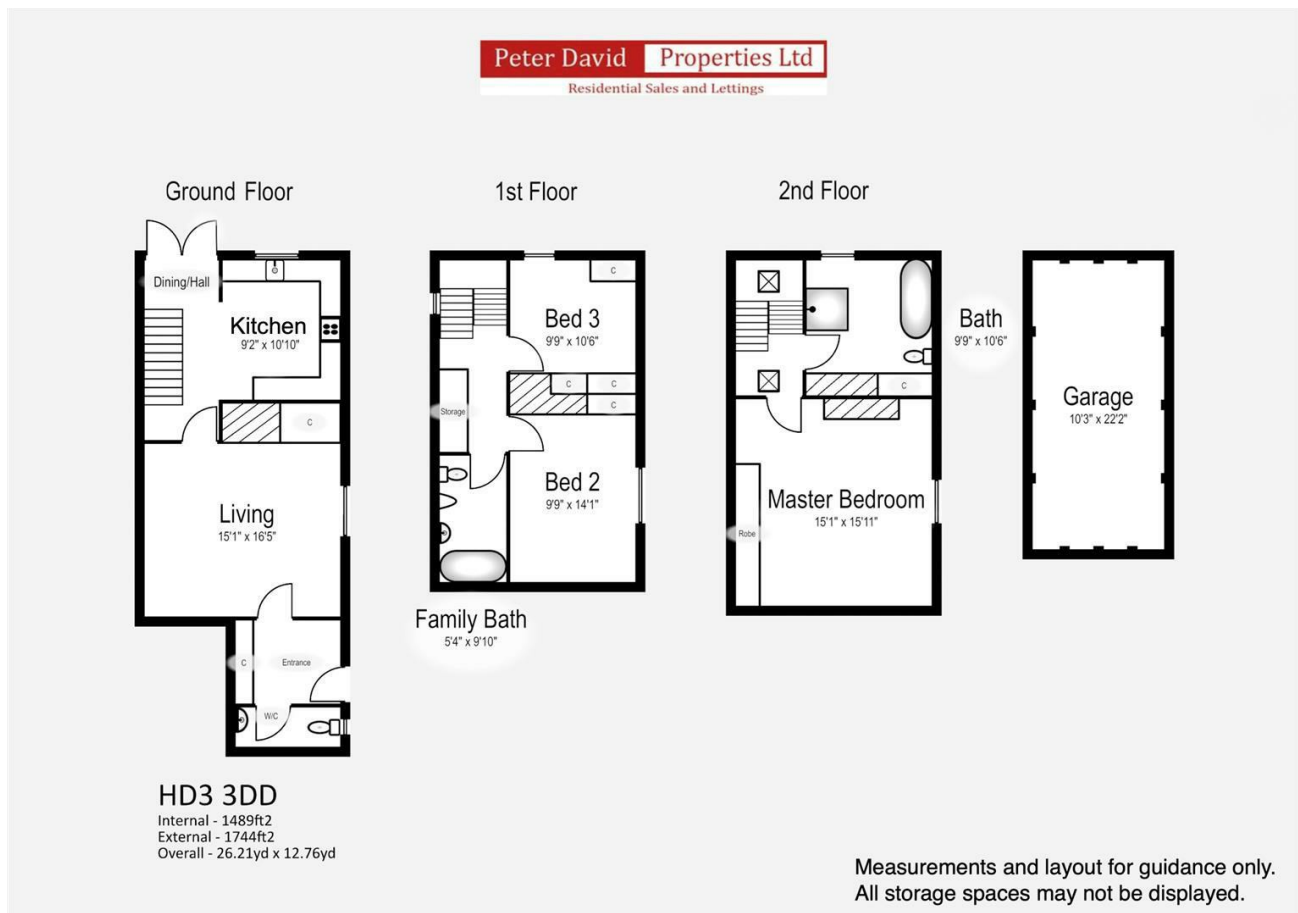
## Hybrid Map



## Terrain Map



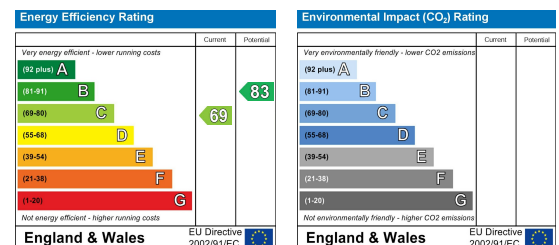
## Floor Plan



## 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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