Peter David Properties Ltd

Residential Sales and Lettings

20 Suffolk Rise

Ferndale, Huddersfield, HD2 1ZG

Offers in the region of £280,000

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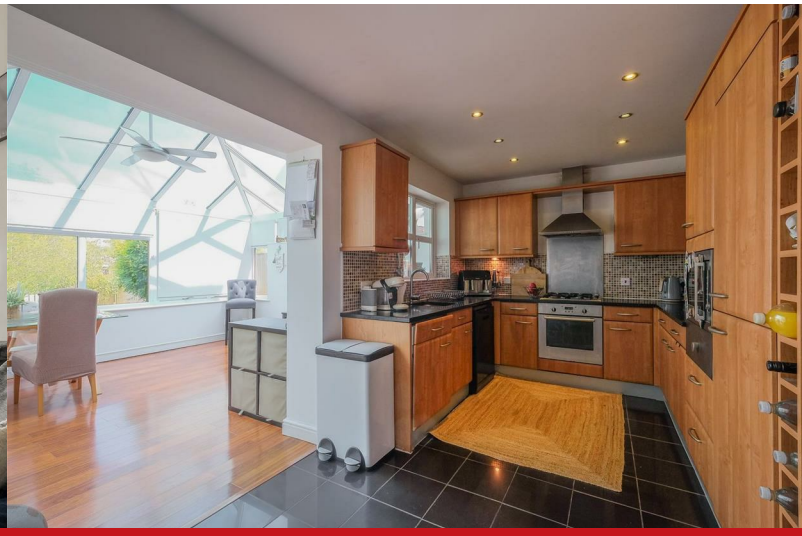

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Entrance Hallway
Enter the property via a composite door into the entrance hallway, there is coir matting leading onto a ceramic tiled flooring. Access to the living room, ground floor WC, and kitchen diner. Carpeted stairs rise to the first floor accommodation.

Living Room
This property benefits from a modern and well appointed living room with an electric fire on a marble hearth. There is a PVCu bay window to the front aspect allowing plenty of natural light in.

Kitchen/Diner
To the rear of the property is this open plan kitchen diner with tiled flooring, wood effect matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of : a fridge freezer, a washing machine, a dishwasher, a microwave, a gas oven and hob, an extractor fan and a stainless steel sink and drainer. Access to the conservatory.

Conservatory
A spacious conservatory with laminate wood effect flooring and PVCu patio doors lead out to the rear garden.

W/C
A useful ground floor WC with tiled flooring. Comprising of: a WC and a wash basin with tiled splashbacks.

Landing
Carpeted stairs rise to first floor accommodation. There is access to three bedrooms and the house bathroom.

Bedroom Two
A double bedroom benefitting from fitted wardrobes with mirrored sliding doors. Two PVCu windows to the front aspect.

Bedroom Three
A double bedroom benefitting from fitted wardrobes. Two PVCu windows to the rear elevation.

Bedroom Four
A single bedroom with PVCu window to the rear.

House Bathroom
A fully tiled house bathroom with laminate flooring. Comprising of: a WC, a wash basin and a bath with a rain head shower, and a ceramic towel rail. PVCu privacy window to the side aspect.

Landing
Carpeted stairs rise to second floor accommodation. There is access to the master bedroom and en-suite.

Master Bedroom
A spacious master bedroom benefitting from fitted wardrobes with mirrored sliding doors. Two PVCu velux windows to the rear elevation offering splendid views.

En-Suite
A partially tiled en-suite with tiled flooring comprising of: WC, wash basin and a corner shower with glass door. PVCu privacy velux window to the front elevation.

Exterior
To the rear of the property is a private and enclosed garden with a lawn and a paved area. To the front of the property is a tarmac driveway with off-road parking for one car leading to a single garage.

Garage

A single garage benefitting from electrics and heating. Perfect for storage with an up and over door leading to the driveway.

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

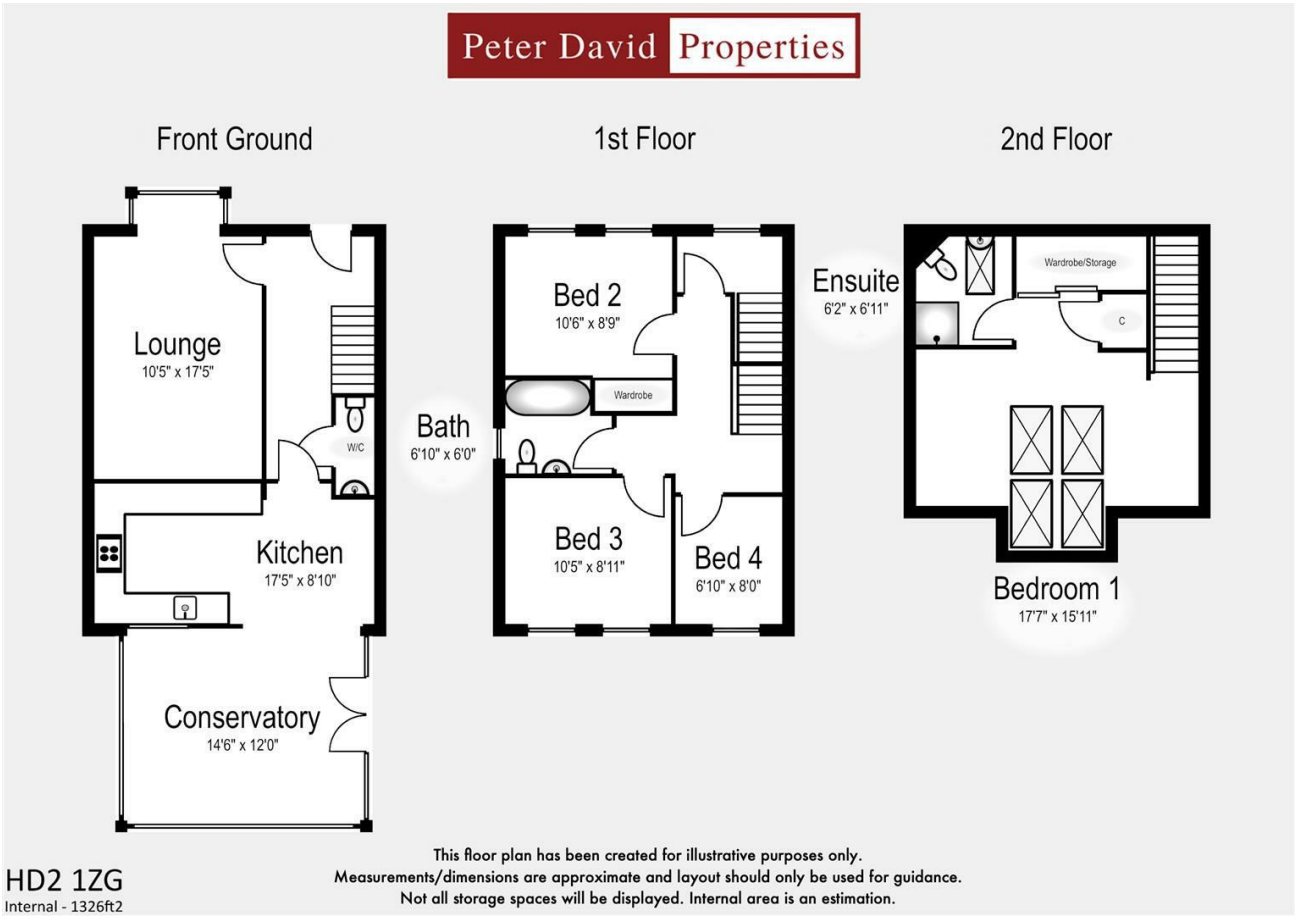
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

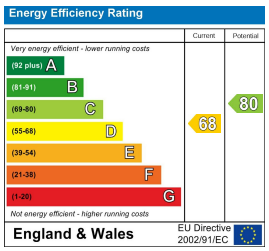
Floor Plan

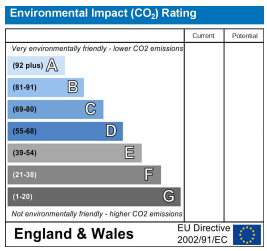


Viewing

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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