

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 11 Ponyfield Close

Birkby, Huddersfield, HD2 2BF

Offers in excess of £220,000



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## Entrance Hallway

Access the property via a composite door into a entrance vestibule with a door leading through to the living/dining room and ground floor WC.

## Ground floor WC

A useful partially tiled ground floor WC with hand basin and and PVCu privacy window to side.

## Living/Dining Room

This dual aspect reception room which runs the full length of the property provides ample space for both a living and dining area. An Italian marble hearth and wood surround gas fire takes pride of place. Access to the kitchen and stairs rising to first floor accommodation. PVCu window to front aspect and PVCu patio doors to the rear leading into the garden.

## Kitchen

A modern Wren kitchen with hi gloss matching wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of: an eye level electric Neff fan oven, a Neff gas hob, an extractor fan and a fridge freezer. There is space for one free standing appliance which provides plumbing for either a washing machine or dishwasher. Benefiting from a stainless steel sink and drainer, high gloss ceramic tiled flooring and PVCu window and door to rear.

## Landing

Access to all bedrooms and house bathroom. PVCu window to side elevation. There is a partially boarded loft with fitted loft ladder.

## Master Bedroom

A large double bedroom with PVCu window to front elevation.

## Bedroom Two

A second double bedroom with PVCu window to rear elevation.

## Bedroom Three

A third bedroom with fitted wardrobes and PVCu window to front elevation.

## House Bathroom

A luxury partially tiled bathroom with ceramic tiled flooring. Comprising WC, hand basin and double walk in shower cubicle with glass screen. Benefiting from a chrome towel rail, airing cupboard and an illuminated wall mirror. PVCu privacy window to side elevation.

## Exterior

Externally the property benefits from gardens to both the front and rear, to the rear there is large and enclosed garden with a paved patio area and a raised lawn with boarders and mature shrubs. To the front a lawn with mature trees and shrubs and a tarmac driveway with parking for one car, leading to a single garage.

## 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



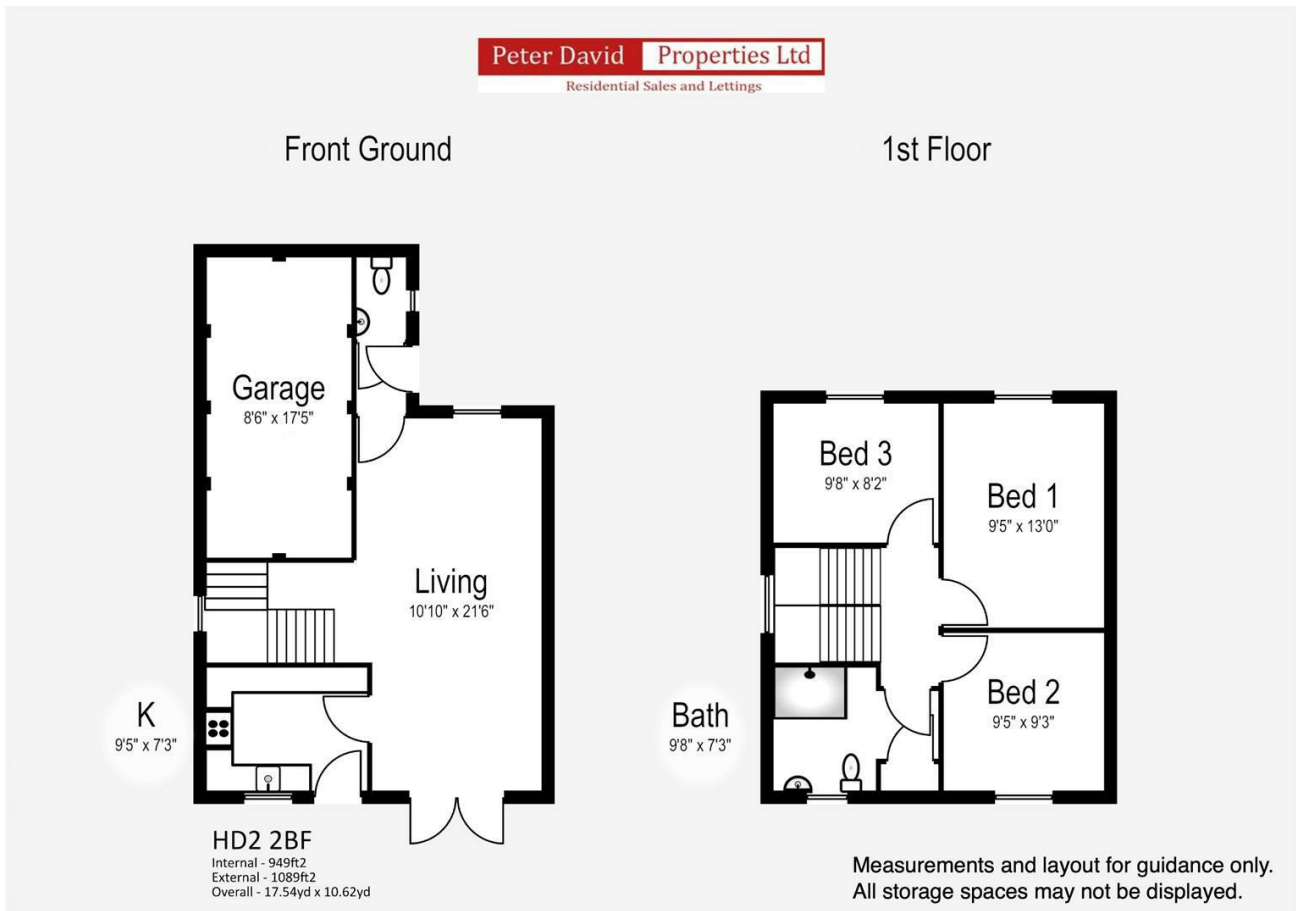
## Hybrid Map



## Terrain Map



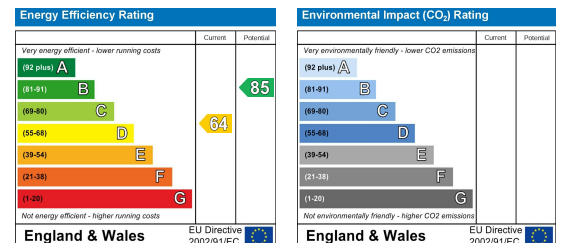
## Floor Plan



## 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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