Peter David Properties Ltd

Residential Sales and Lettings

# 4 Ryecroft Drive

Lindley, Huddersfield, HD3 3JY

**Offers in the region of £290,000**

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## Offers in the region of £290,000

### Ground floor -

### Entrance Hallway
Enter the property via a glass PVCu framed front door with a glass panel to the side into a spacious entrance hallway, providing access to the living/dining room, kitchen and annex. Ceramic floor tiles flow throughout and into the kitchen and carpeted stairs rise to the first floor accommodation.

### Living/Dining area
A through living/dining room with a stone feature wall housing an electric fire on a stone hearth and a stone archway leading through to the dining area. This room has a dual aspect with a PVCu window to the front and PVCu patio doors to the rear allowing plenty of natural light.

### Kitchen/Diner
A large, modern kitchen to the rear of the property with ceramic tiled flooring. The kitchen features matching wood effect wall and base units, laminate worktops and tiled splash backs. Integrated appliances comprise; an extractor fan and a dishwasher. There is also space for a further three, freestanding appliances and a stainless steel sink and drainer sits in front of the PVCu window overlooking the rear garden. There is ample space for a dining table and a breakfast bar also provides an additional dining space. A composite door leads out into the rear garden.

### Annex
Forming part of the extension is this additional living area with kitchenette. The kitchen area has matching wall and base units, laminate worktops and tiled splash backs. There are spaces for two freestanding appliances including plumbing for a washing machine. There are two PVCu windows to the front aspect.

### Annex Bedroom
A ground floor double bedroom benefiting from a walk-in wardrobe and with a PVCu window to the side aspect.

### Ground floor Bathroom
A fully tiled wet room with slip resistant flooring and a PVCu privacy window to the rear aspect. The bathroom comprises; a WC, a wash basin, a bath, an open shower area and a chrome towel rail.

### First floor -

### Landing
A spacious landing providing access to all bedrooms and the house bathroom. A loft hatch leads to a partially boarded loft space.

### Bedroom One
A double bedroom located in the extended part of the property benefiting from built-in cupboards to one wall offering plenty of storage space and also an open plan shower room. The newly fitted, tiled en-suite area features a WC, wash basin with vanity unit and a large double walk-in shower. There is also a PVCu Juliet balcony to the rear elevation.

### Bedroom Two
A spacious double bedroom with a walk in wardrobe and a PVCu bay window to the front elevation.

### Bedroom Three
A third double bedroom with a walk in wardrobe and a PVCu window to the rear aspect.

### Bedroom Four/Study
This room could serve a variety of purposes from a bedroom to a study. It benefits from a fitted desk and has a PVCu Juliet balcony to the front elevation.

### Bedroom Five
A single bedroom with a PVCu window to the front elevation.

## House Bathroom

A fully tiled bathroom comprising; a WC, a wash basin with vanity unit, a large corner shower, a corner bath with hand held shower attachment and a chrome towel rail. There is a PVCu privacy window to the rear elevation.

## Exterior

This house sits on a substantial plot and benefits from plenty of outdoor space. There is an enclosed garden to the rear with a lawn and a tiered patio area surrounded with a timber fence. To the side is an additional patio and to the front there is a tarmac driveway and additional space to provide parking for up to four 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

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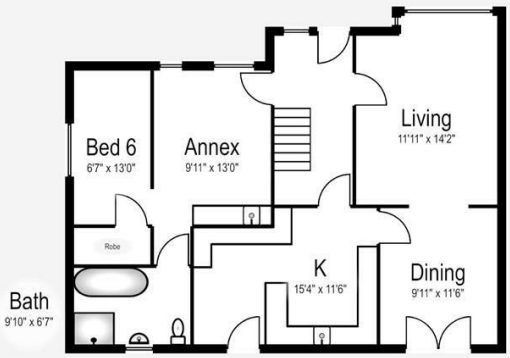
Front Ground




1st Floor

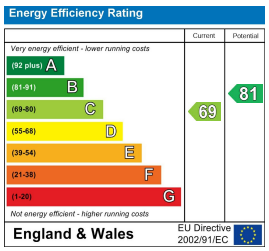
HD3 3JY
Internal - 1655ft2
External - 1841ft2
Overall - 28.55yd x 9.54yd

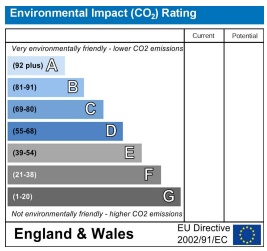
Measurements and layout for guidance only.
All storage spaces may not be displayed.

## 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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