

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 6 Sylvan Ridge

Huddersfield, HD2 1ZH

Offers in the region of £225,000



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## Groundfloor:-

### Entrance Hallway

Access the property via a solid wooden door into a spacious hallway with integrated entrance matting and laminate flooring flowing through to the living room. Access to the living room, kitchen and ground floor WC. A neutral carpet flows up the stairs and throughout the property.

### Kitchen

A kitchen with tiled flooring, white gloss matching wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances comprise of: an electric oven, a gas hob, an extractor, a dishwasher and a fridge freezer. There is one free standing space with plumbing for a washing machine. Benefiting from a 1.5 stainless steel sink and drainer and PVCu window to front aspect.

### Open Plan Living Dining Room

A large open plan living dining room with laminate flooring. A modern electric fire with a stylish circular surround takes centre stage. PVCu window and PVCu patio doors to the rear provide plenty of natural light.

### Groundfloor WC

A useful ground floor WC with laminate flooring. Comprising of: WC, wash basin with tiled splashback PVCu privacy window to side.

## First floor:-

Stairs rise to first floor landing with PVCu window to side elevation. Access to two bedrooms and house bathroom.

## Bedroom Two

A second large double bedroom with fitted wardrobes. Two twin PVCu windows to rear elevation.

## Bedroom Three

A single bedroom with PVCu window to front elevation.

## House Bathroom

A modern and fully tiled house bathroom with tiled flooring. Comprising of: WC, wash basin and bath with overhead shower. Benefiting from chrome towel rail and ceramic tiled flooring.

## Second floor:-

### Master Bedroom

A small landing area with a PVCu window to front aspect and stairs rising from the first floor leading directly up to the bright and spacious master bedroom suite. Two large Velux windows one of which converts into a balcony providing splendid views and plenty of natural light. Also benefiting from fitted wardrobes and access to the en-suite.

### En-Suite

A fully tiled en-suite with ceramic tiled flooring. Comprising of: WC, wash basin, shower cubicle with glass folding door. Velux window providing plenty of natural light.

## Exterior

To the rear of the property is a private and enclosed garden with a lawn and raised beds. There is decking and paved patio areas. To the front and side is a further lawn with herbaceous borders and a tarmac driveway (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



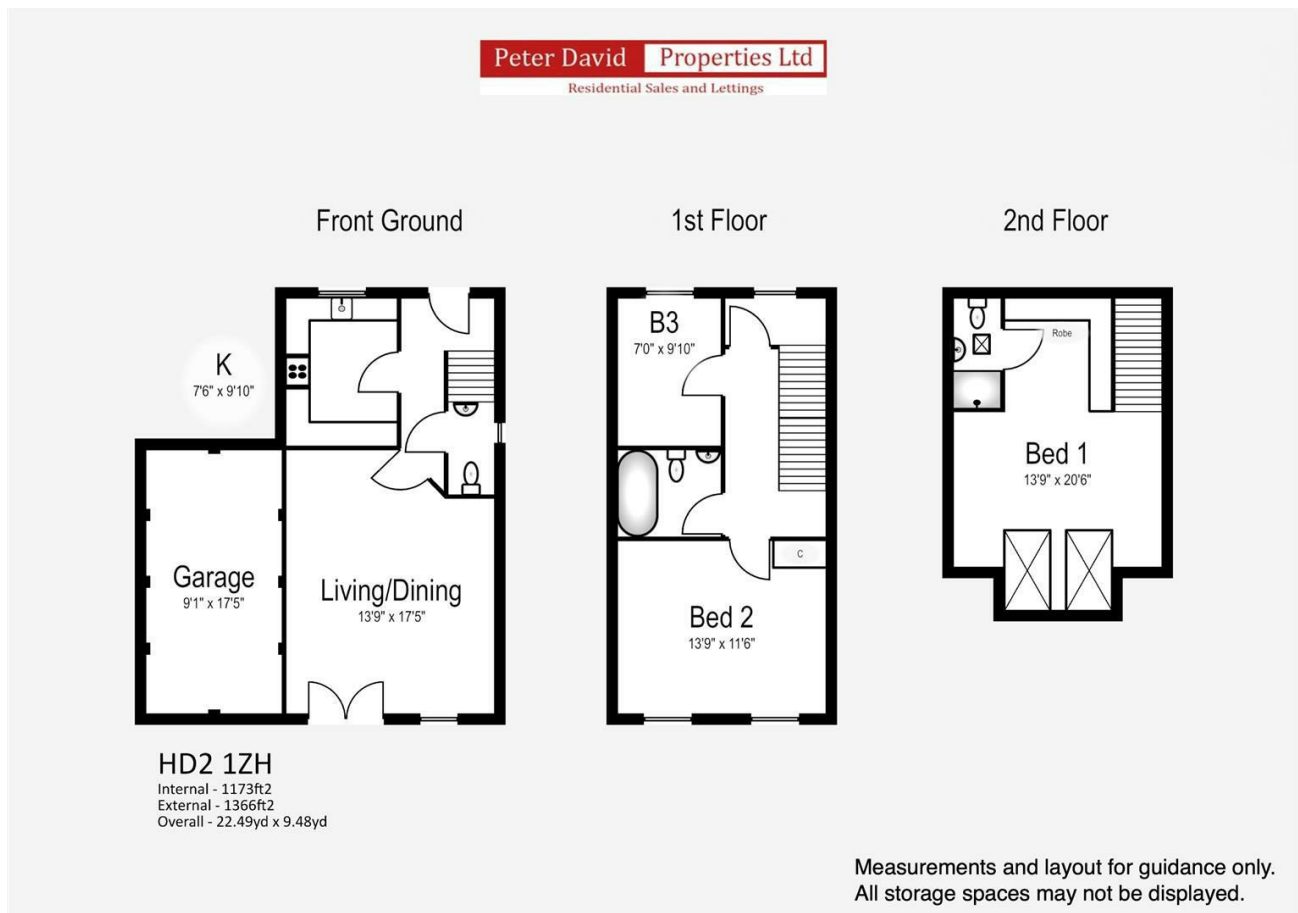
## Hybrid Map



## Terrain Map



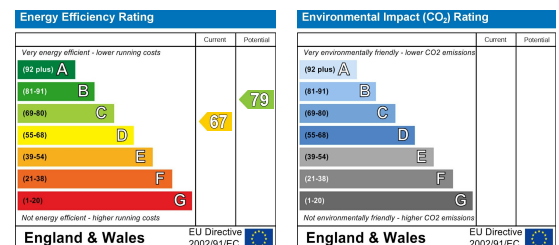
## Floor Plan



## 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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