

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 18 Sylvan Ridge

Ferndale, Huddersfield, HD2 1ZH

Price guide £239,950



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## Ground Floor -

### Entrance Hallway

Access the property via a stylish composite door into a spacious tiled hallway with coir matting to the entrance area, providing access to the living room, kitchen/diner and ground floor WC. There are carpeted stairs rising to the first floor.

### Living Room

An immaculately presented living room with a PVCu bay window to the front aspect and an attractive electric fire with a marble circular surround. A neutral carpet flows throughout.

### Ground floor WC

A useful, under stairs WC with hand basin with tiled splash back, There are also ceramic tiles to the floor.

### Kitchen/Diner

A well appointed kitchen/diner with tiled flooring, matching beech wall and base units, laminate worktops, tiled splash backs and plinth lighting. Integrated appliances comprise; a dual oven, an induction hob, an extractor fan, a washer/dryer and a dishwasher. There is space for a large American style fridge/freezer and ample room for a dining table. Additionally the kitchen benefits from a stainless steel sink and drainer and a contemporary drop down light fitting to the dining area. There are two PVCu windows to the rear aspect allowing plenty of natural light and a stylish composite door provides access to the rear garden.

## First floor -

### Landing

A spacious landing area providing access to three bedrooms and the house bathroom. A neutral carpet flows throughout and there is a PVCu window to the side aspect.

### Bedroom Two

A double bedroom with two PVCu windows to the front elevation. The bedroom also boasts fitted wardrobes with mirrored doors.

### Bedroom Three

A third double bedroom with two PVCu windows to the rear elevation.

### Bedroom Four

A single bedroom with PVCu window to the rear elevation.

### House Bathroom

A partially tiled house bathroom with tiled flooring, a three-piece white suite comprising a WC, hand basin and bath with overhead shower and glass screen. There is a PVCu privacy window to the side aspect.

## Second floor -

### Master Bedroom

A small landing area with a PVCu window to the front aspect and stairs rising from the first floor leading directly up to the luxurious master bedroom suite. Two large Velux balcony windows provide splendid views and plenty of natural light. There is also fitted wardrobes a large storage cupboard and access to the en-suite.

### En-suite

A partially tiled en-suite with a WC, wash basin and shower cubicle. There is a chrome towel rail and a Velux roof window.

### Exterior

Externally the property features a private lawn to the front surrounded with well manicured shrubs. There is a driveway leading to the single garage and additional off-road parking providing space for up to four cars. To the rear, the property offers an excellent degree of privacy in this beautiful, south

facing, enclosed garden which boasts a lawn area surrounded with established beds featuring mature shrubs and perennial plants. There is a paved area with a custom built arbour to the corner allowing the garden space to be enjoyed all year round. The rear garden also has gated access down the side of the property.

### **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



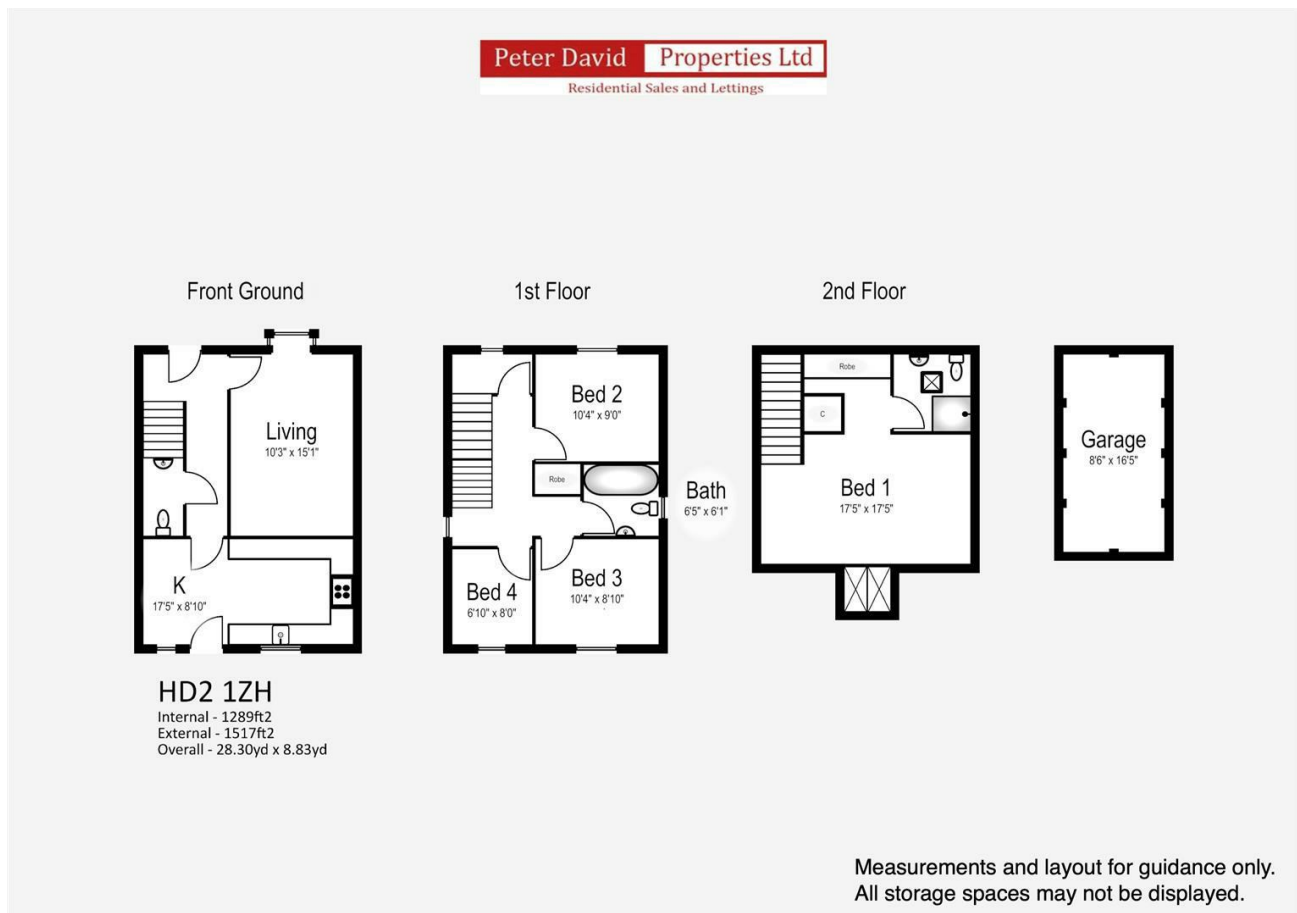
## Hybrid Map



## Terrain Map



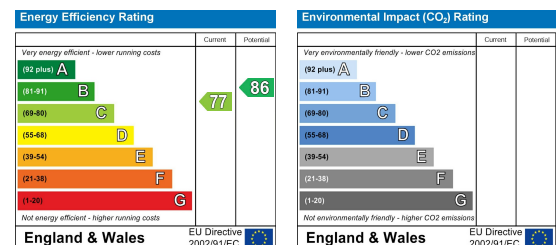
## Floor Plan



## 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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk