

Peter David

Properties Ltd

Residential Sales and Lettings

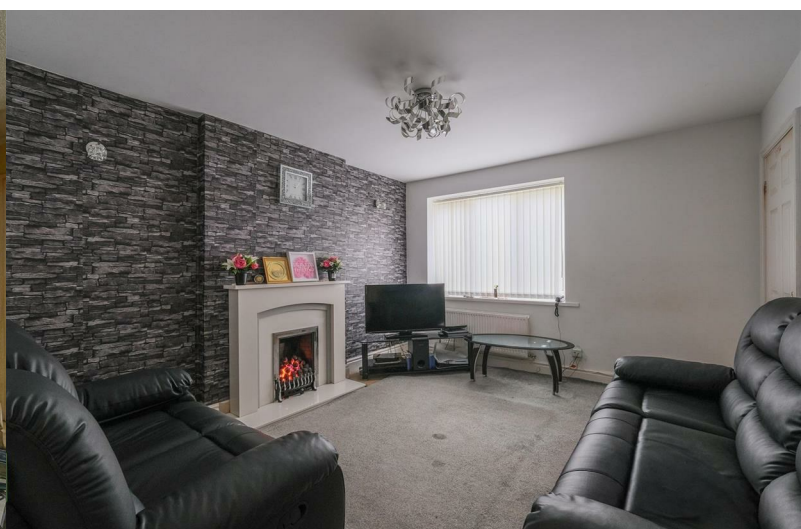


21 Ponyfield Close

Birkby, Huddersfield, HD2 2BF

Offers over £270,000

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Entrance Hallway

Accessed via a PVCu door this useful entrance hallway provides access to the ground floor WC and living room with carpeted flooring.

WC

A fully tiled ground floor WC with a vanity unit. Featuring tiled flooring, a chrome towel rail and PVCu privacy window to the side aspect.

Living Room

To the front of the property is a spacious family living room. A gas fire with marble hearth provides an ideal focal point and a PVCu window to the front aspect allows plenty of natural light.

Kitchen

A spacious kitchen to the rear of the property with vinyl flooring, matching wall and base units and laminate work surfaces. a composite inset sink sits beneath a PVCu window overlooking the rear garden. There is space for four free standing spaces, one with plumbing and one with gas. Access provided to the dining room and a PVCu door to the side aspect.

Dining Room

A spacious dining room with ample space for a large family table. PVCu patio doors open out to the rear garden.

Landing

Carpeted stairs rise to the first floor accommodation. Access to all four bedrooms and the house bathroom.

Master Bedroom

A large master bedroom to the front aspect of the property benefitting from fitted wardrobes. A PVCu window to the front aspect. Access to the en-suite.

En-suite

A fully tiled en-suite accompanies the master bedroom. Comprising of a WC, vanity unit, wash basin and a corner shower cubicle with glass screen. There is a privacy PVCu window to the side aspect of the property.

Bedroom Two

A second double bedroom to the front of the property. A PVCu window to the front elevation.

Bedroom Three

A third double bedroom to rear of the property. A PVCu window to the rear elevation.

Bedroom Four

A fourth double bedroom to the rear elevation. A PVCu window the rear aspect.

House bathroom

A fully tiled house bathroom briefly comprising of: a bath with overhead shower and glass screen, and a vanity unit with WC, and hand basin and a wall-mounted chrome radiator. There is a PVCu frosted window to the rear elevation.

Exterior

Externally the property has an enclosed and private garden to the rear of the property with a large lawn area. To the front there is a driveway with parking for two one car and a single garage with electric door providing power and lighting.

Mortgages

We recommend Chris Terry at Naomi Financial, 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

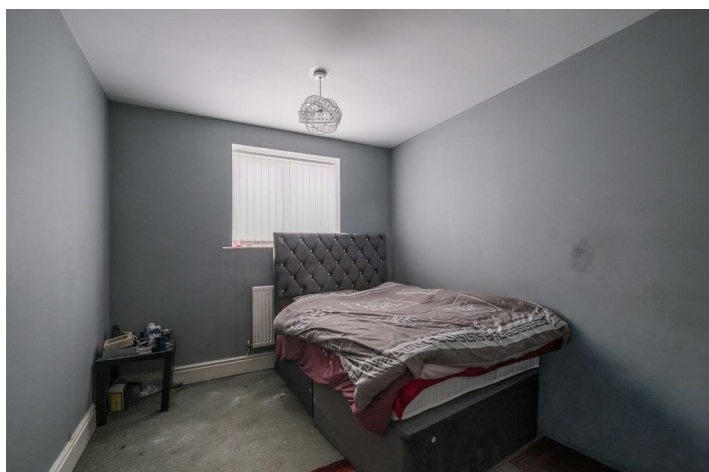
1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



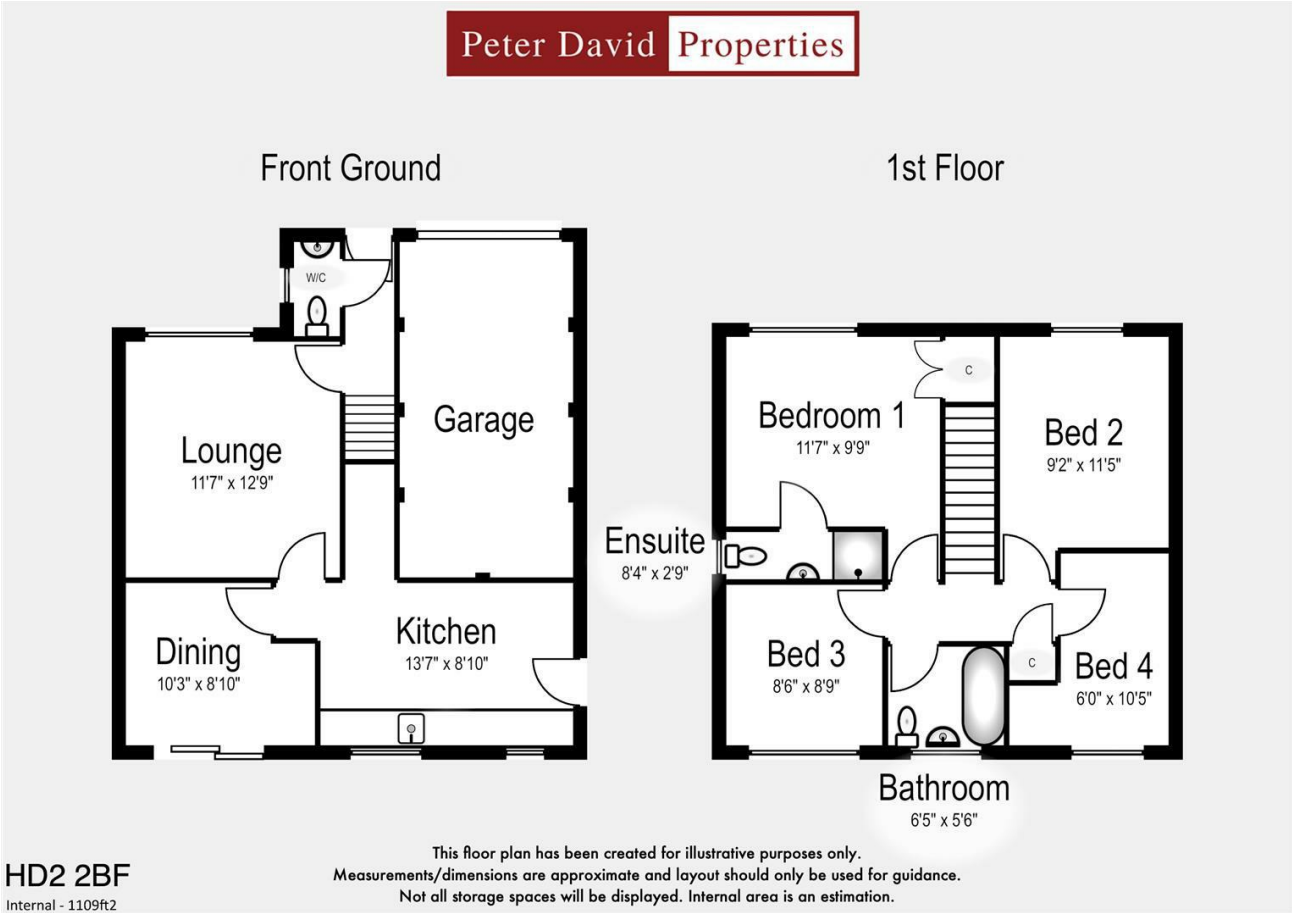
Hybrid Map



Terrain Map



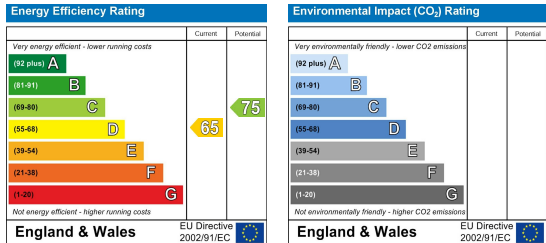
Floor Plan



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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