

Peter David

Properties Ltd

Residential Sales and Lettings



## 6 Ravensdeane Thornhill Road

Edgerton, Huddersfield, HD3 3DD

Offers in excess of £400,000



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## Ground Floor -

### Kitchen

Upon entering the property through a PVCu front door with a privacy glass panel, you're greeted by the kitchen, where a soft oak engineered wood flooring creates a warm and inviting atmosphere. The kitchen features light grey matching wall and base units, complemented by tiled splashbacks, wooden countertops, a ceramic sink and drainer and a breakfast bar provides seating for two people. Integrated appliances include a fridge, freezer, washing machine, dishwasher, extractor fan, a 5-ring gas hob, and an electric oven. Enhancing the space, hardwood windows to the front elevation allow natural light to illuminate the kitchen, creating a bright and airy ambiance.

### Dining Room

Continuing seamlessly from the kitchen, you'll find a spacious dining room, bathed in natural light from hardwood windows overlooking the front aspect. Double oak/glass paneled doors provide access into the living room, enhancing the open-plan layout and promoting a sense of connectivity throughout the space.

Conveniently situated off a corridor, you'll discover access to the shower room, third bedroom, and stairs leading to the first-floor accommodation. Additionally, a useful understairs storage cupboard offers ample space for storing household essentials.

### Living Room

Enter into the dual-aspect spacious living room featuring a gas fire housed in a limestone fireplace. Natural light fills the space, streaming in through hardwood windows that adorn both the front and side elevations, creating a bright and inviting atmosphere that's perfect for relaxation and entertaining alike.

## Ground Floor Shower Room

A fully tiled shower room, illuminated by a hardwood privacy window overlooking the rear aspect. Featuring a sleek concealed cistern WC, a wash basin and a shower enclosed by a glass screen.

## Bedroom Three

A third double bedroom located on the ground floor with a neutral carpet and a hardwood window to the side aspect.

## First Floor -

### Landing

Ascending the staircase, the landing grants access to bedrooms one, two, and the house bathroom. Halfway up the stairs, a hardwood window adorned with custom fitted shutters invites natural light adding a touch of charm and character. Continuing along the landing, you'll find fitted wardrobes with wood-effect doors spanning across one wall, providing ample storage space while maintaining a seamless aesthetic throughout the hallway.

## Master Bedroom

A spacious double bedroom with a Velux window with custom shutter blinds allowing plenty of natural light to flow in.

## Bedroom Two

A second double bedroom with fitted wardrobes providing ample storage space. Natural light graces the room through a hardwood window, offering a pleasant view of the side aspect.

## House Bathroom

A fully tiled house bathroom with wood effect tiled flooring comprising of a wash basin set within a wooden vanity unit providing both style and storage, a concealed cistern WC and a fitted bathtub. Natural light pours in through a Velux window, complemented by custom shutters.

## Exterior

The property enjoys communal gardens located within the Ravensdeane Estate which is occupied by six other properties. The property also boasts a private wrap around garden to the rear and side aspect which benefits from a beautiful lawn and immaculate flower beds. To the front is a patio area, mature trees and shrubs and a double garage with an electric door providing off road parking for two cars.

## Tenure

The tenure of the property is Freehold. Ravensdeane is a small private estate owned by the residents, There is no ground rent to pay. Maintenance of the site is determined by the residents.

## 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



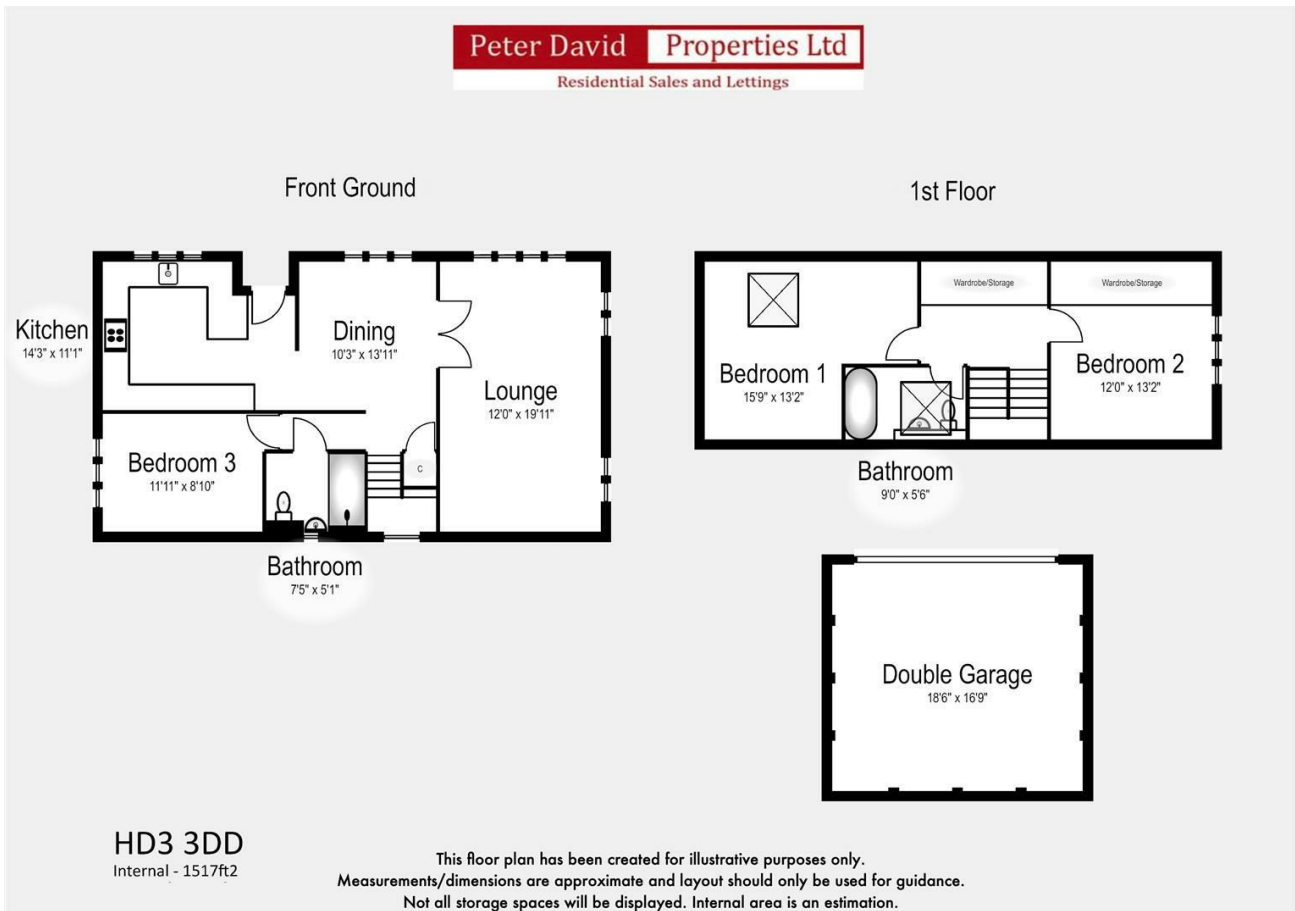
## Hybrid Map



## Terrain Map



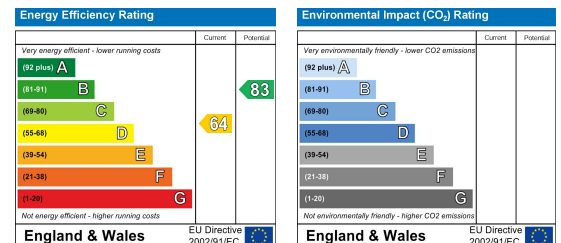
## Floor Plan



## 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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