



SHERIDAN  
BAILEY  
PROPERTY



## FERNDALE COURT

HUDDERSFIELD HD2 1TZ

Asking price £200,000



This 3 bed link detached property is located in a cul-de-sac position and is offered for sale with vacant possession and no upward chain.

Located in Bradley, Huddersfield, the property would suit all potential purchasers from first time buyers to families, as well as investors.

The Property briefly comprises - hallway, kitchen/diner and living room with doors leading to the rear garden. To the first floor, three bedrooms and the house bathroom. The property has off road parking, garage and gardens to the front and rear.



## Entrance Hall with stairs to first floor landing

### WC

Downstairs WC with wash hand basin

### Kitchen / Diner 13'9 x 11'10 (4.19m x 3.61m)

Kitchen with range of matching wall and base units, worktops. Plumbing for washing machine. 1.5 stainless steel sink and drainer. Oven and 4 burner gas hob. Breakfast bar/Dining area. Double glazed window to front elevation

### Living Room 11'5 x 15'5 (3.48m x 4.70m)

Good sized living room with patio doors and shutters leading to rear garden.

### Master Bedroom 13'5 x 8'9 (4.09m x 2.67m)

Double bedroom with double glazed window to front elevation

### Bedroom 2 11'9 x 6'6 (3.58m x 1.98m)

Bedroom with window to rear elevation and garden views

### Bedroom 3 7'9 x 8'7 (2.36m x 2.62m)

Bedroom with window to rear elevation and garden views

### House Bathroom

Fully tiled bathroom with bath, shower, glass shower screen, WC and pedestal wash hand basin. Shaver point

### External

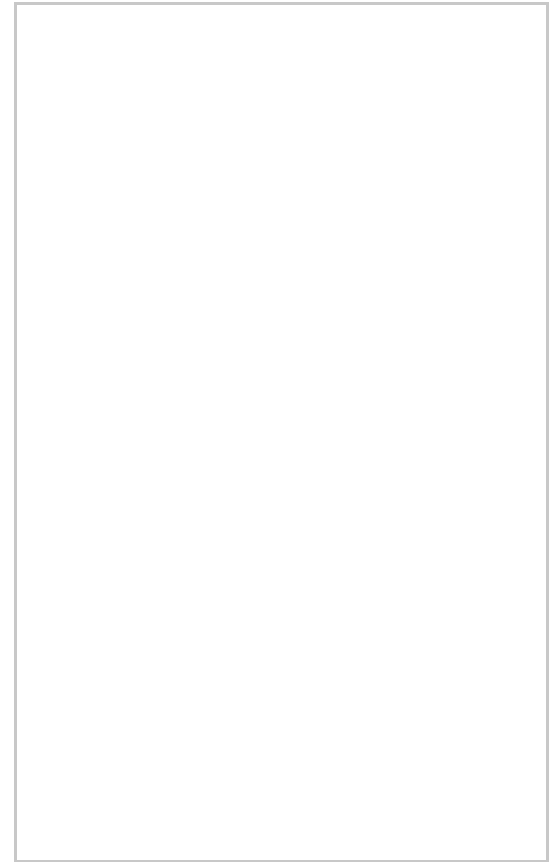
There are two entrances to the the front of the property. The first by steps leading to entrance and also a sloped pathway leading to front door. The front garden is landscaped with hedges and shrubs and has room for a small bistro table and 2 chairs. There is off-road parking and a garage.

The rear garden is accessed through a gate to the side of the property and leads to rear garden area. The rear garden offers a good degree of privacy with trees, hedges and shrubs . There is also a decking area with steps down to lawned area


## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.