

# BOULTONS

Terrain Map



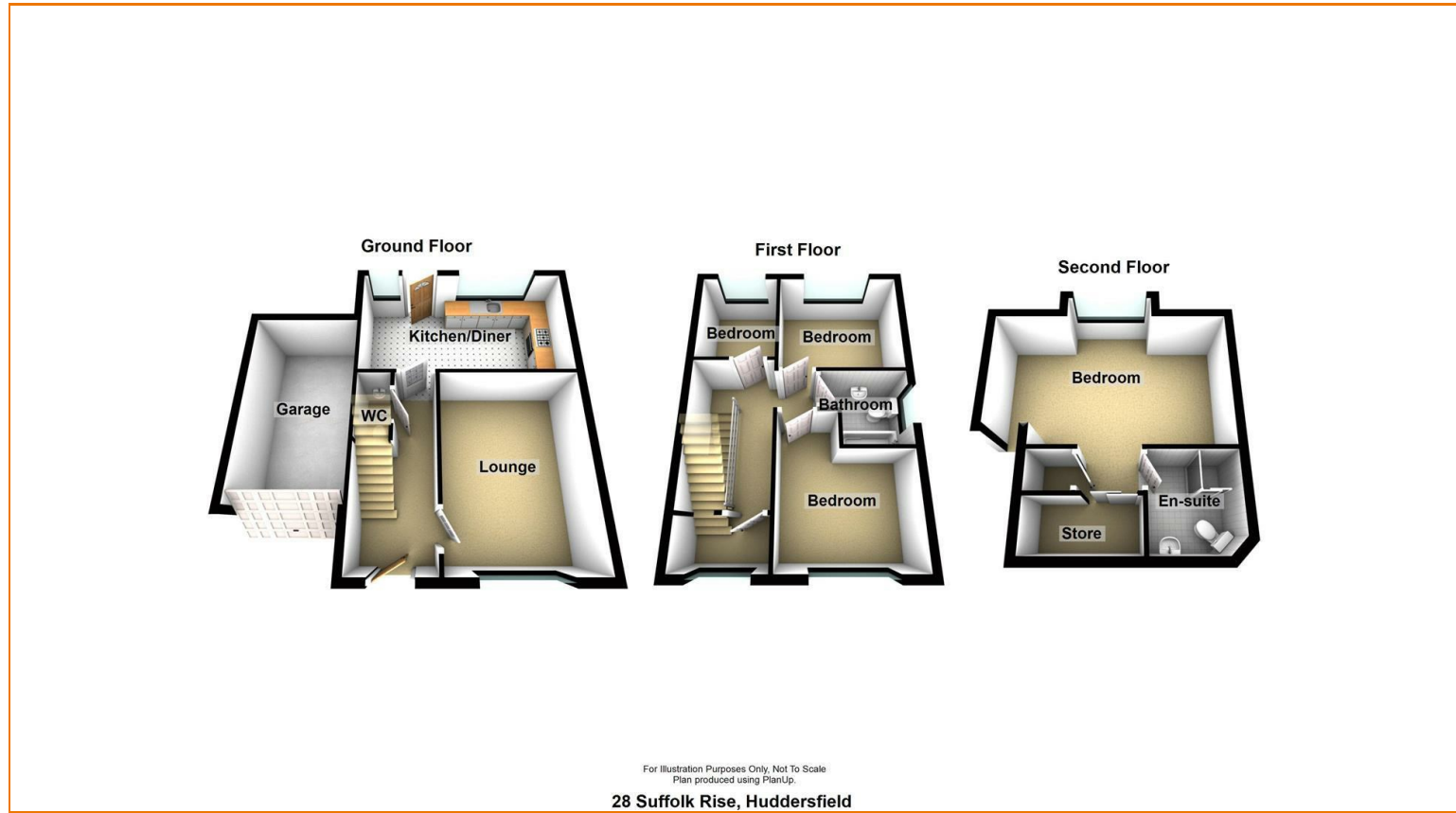
Hybrid Map



Terrain Map



Floor Plan



## Suffolk Rise

Ferndale, Huddersfield, HD2 1ZG

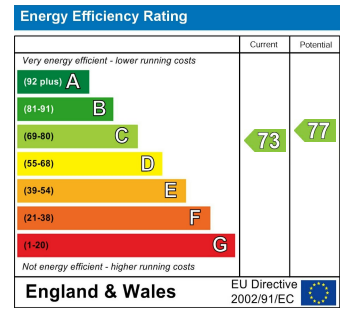
Offers Around £279,950



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



CHARTERED SURVEYORS



AUCTIONEERS



ESTATE AGENTS



VALUERS



LETTING AND MANAGEMENT SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS



# Suffolk Rise

Ferndale, Huddersfield, HD2 1ZG

Offers Around £279,950



Welcome to this stunning modern detached house located in the desirable area of Suffolk Rise, Huddersfield. This impressive property is set over three floors, offering a spacious and stylish living environment perfect for families or those seeking extra room to breathe.

As you enter, you will find two well-appointed reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the superb top floor master suite, which boasts a delightful skylight and a private balcony, allowing you to enjoy the attractive rear outlook and soak in the natural light.

This home features four generously sized bedrooms, ensuring that everyone has their own personal space. With two modern bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

The property is not only aesthetically pleasing but also practical, with ample parking available and a workshop for those who enjoy DIY projects or require extra storage. Its handy location offers easy access to regional financial centres, making it an ideal choice for professionals commuting to work.

In summary, this stylish and well-presented home combines modern living with convenience, making it a perfect choice for anyone looking to settle in Huddersfield. Don't miss the opportunity to make this exceptional property your new home.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

14'6" x 6'6"

This attractive and spacious reception hall has a staircase rising to the first floor, laminate floor covering, useful space-saving shoe cupboard and storage drawers beneath

the staircase plus cloaks hanging, central heating radiator and a wc/cloakroom also under the stairs.

#### CLOAKROOM/WC

5'10" x 2'7"

Fitted with a vanity hand wash basin with mixer tap, low flush wc, part tiled splashbacks, central heating radiator and laminate floor covering.

#### LOUNGE

17'5" max x 13'6" max

Enjoying good levels of natural light via the uPVC double glazed bay window positioned to the front elevation. Providing an attractive, contemporary focal point is a remotely controlled electric feature fireplace to the chimney breast. Central heating radiator and a light oak effect laminate floor covering.

#### DINING KITCHEN

17'6" x 8'9"

Fitted with a range of base and wall units in a forest green colour scheme with post form working surfaces in a natural wood effect style which incorporate an inset sink unit. The kitchen is further equipped with provision for an electric cooker, plumbing for a dishwasher and washing machine, stainless steel splashback behind the hob and extractor canopy over, complementary mosaic style splashback around the preparation areas. There is space for additional white goods under the working surfaces, central heating radiator and two uPVC double glazed windows positioned to the rear elevation with a matching rear door giving access to the rear of the property.

### FIRST FLOOR

#### BEDROOM rear

7'11" x 6'7"

Enjoying an attractive aspect via the uPVC double glazed window positioned to the rear elevation, central heating radiator.

#### BEDROOM rear

10'4" x 8'9"

With two uPVC double glazed windows enjoying the attracted wooded aspect, central heating radiator.

#### BEDROOM front

11'1" x 10'4"

Having two uPVC double glazed windows to the front elevation and a central heating radiator.

#### HOUSE BATHROOM

6'9" x 6'0"

Fitted with a white three piece suite comprising panel bath with mixer tap and shower over, pedestal hand wash basin and low flush wc, complementary part tiled splashbacks, central heating radiator, medicine cupboard, shaver socket and a uPVC double glazed window with privacy glass inset.

### SECOND FLOOR

#### MASTER SUITE

17'4" x 13'3"

Enjoying an abundance of natural light via the Velux skylight and balcony style skylight to the rear roof slope, taking in the attractive wooded aspect to the rear of the curtilage. Both the balcony and skylight have fitted blinds. There is a loft hatch giving access to the roof space (not inspected at the time of the appraisal), central heating radiator and a large, walk-in cupboard/wardrobe, 2.31m x 1.13m, providing a range of hanging and shelving. There is also a useful cylinder/linen cupboard.

#### EN SUITE SHOWER ROOM

6'9" x 6'1"

Fitted with a white three piece suite comprising shower cubicle, low flush wc and vanity hand wash basin with mixer tap over. Complementary part tiled splashbacks and a central heating radiator.

### OUTSIDE

To the front of the house is a double width tarmac driveway providing ample off road parking and leading to the attached single garage.

There is an enclosed, landscaped garden to the rear with two decked seating areas, an elevated water feature and a large, lawned section. There is also a useful workshop/storage shed, 3.61m x 2.01 with window, power and light.

### SINGLE GARAGE

16'6" x 8'2"

With power, light and the Ideal central heating boiler which, we are informed is on an annual service package.

### TENURE

We understand that the property is a freehold arrangement.

### COUNCIL TAX. BAND C.

