



Applegate
Properties



- Modern semi detached
- Over three floors
- Four bedrooms
- Garden & garage

Sylvan Ridge, Huddersfield, HD2 1ZH

Offers in the region of: £240,000

Spacious and modern four bedroom three storey semi detached with garage and gardens on pleasant cul-de-sac setting.



PROPERTY DESCRIPTION

Welcome to Sylvan Ridge, a modern three-storey, four-bedroom semi-detached townhouse located in a pleasant cul-de-sac setting in Ferndale, Huddersfield. This spacious and contemporary home is perfect for families, offering convenience and comfort with its proximity to Huddersfield town centre and easy access to the motorway.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient WC and the main living areas. The living room is bright and airy, providing a comfortable space for relaxation and family gatherings. Adjacent to the living room is the well-appointed dining kitchen, designed for modern living and perfect for entertaining guests or enjoying family meals.

The property boasts four generously sized bedrooms, three of which are doubles. The top-floor principal bedroom features an en suite bathroom, providing a private sanctuary for the homeowners. The remaining bedrooms are served by a well-equipped house bathroom, ensuring convenience for the entire family. Outside, the private garden space with lawned and paved areas offer an ideal entertaining space.

A new electric door fitted to the garage.

Agents Note: the property is currently let on an assured short hold tenancy. The required notice will be given upon a sale being agreed, qualified and instructed and sold with vacant possession.

EPC: C

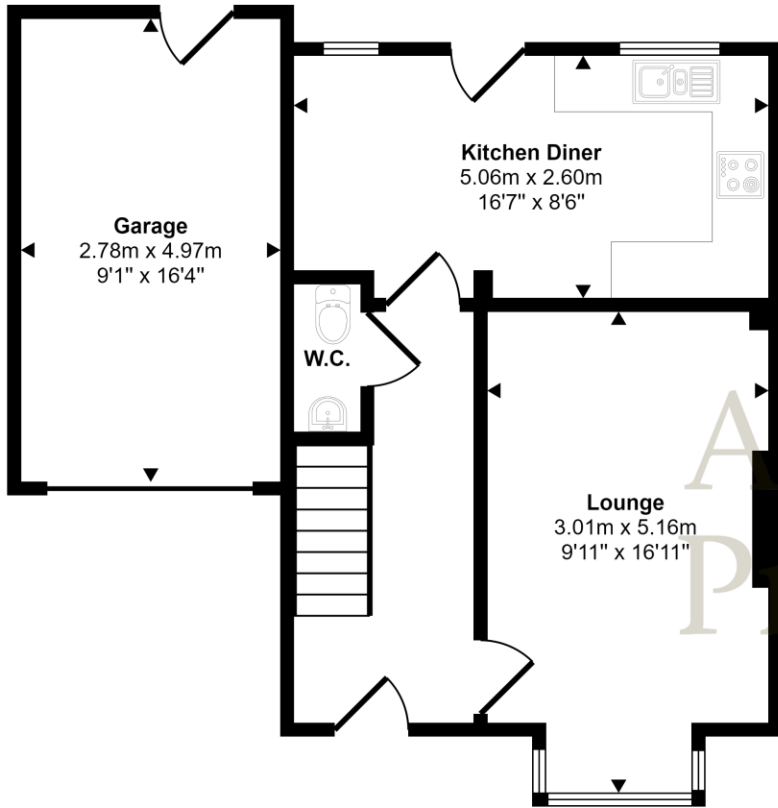
Tenure: Freehold

Council Tax: C

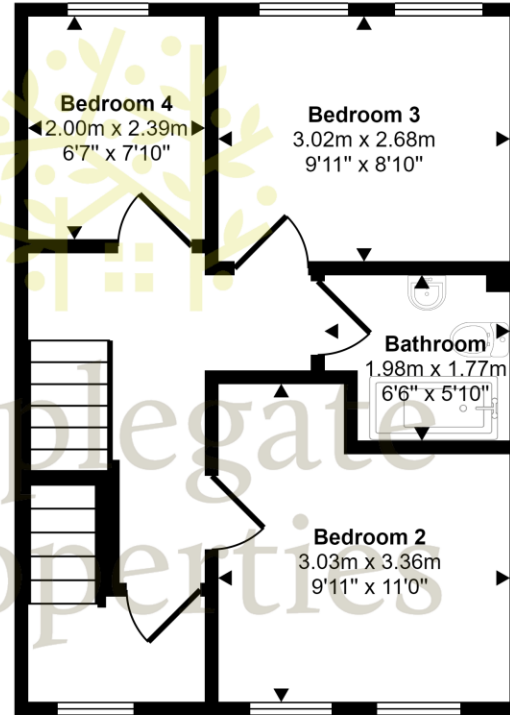
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.



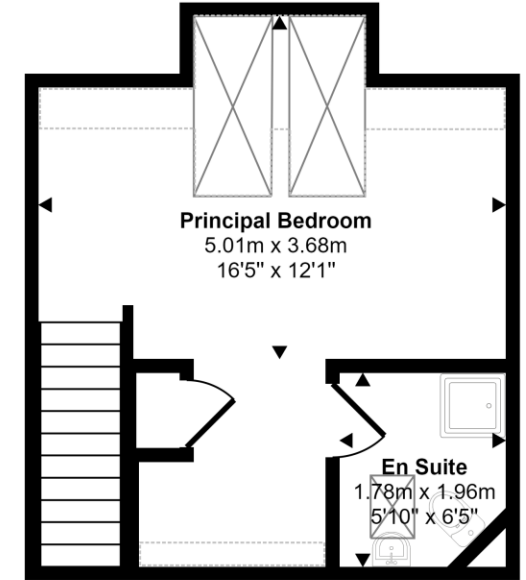
Approx Gross Internal Area
117 sq m / 1262 sq ft




Ground Floor
Approx 52 sq m / 560 sq ft



First Floor
Approx 38 sq m / 406 sq ft



Second Floor
Approx 27 sq m / 296 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Copyright: Drawing by Applegate Properties

Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

Copyright

Unauthorised reproduction prohibited

Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED