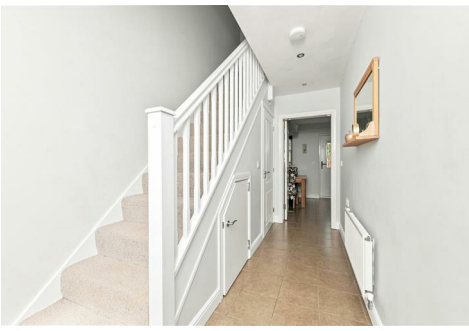


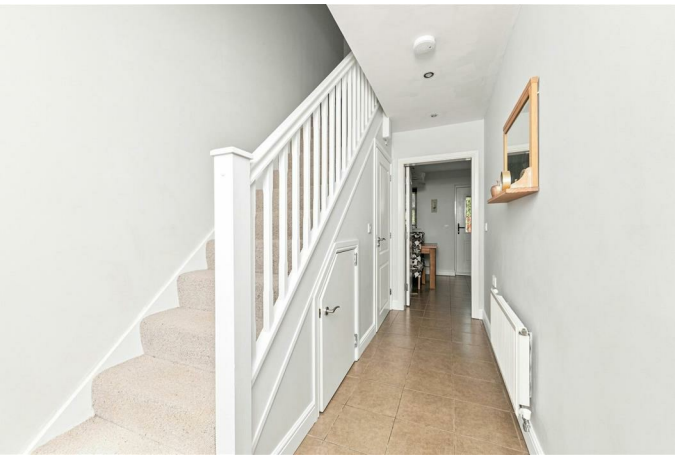
30 Suffolk Rise, Huddersfield, HD2 1ZG

£290,000

Offered FOR SALE is this FOUR bedroom DETACHED property in the Ferndale area of Huddersfield. Situated on this pleasant cul-de-sac and backing onto woodland the accommodation comprises; Entrance hallway, cloaks/w.c. lounge and dining kitchen. To the first floor; landing, three bedrooms and bathroom. To the second floor; bedroom and en-suite shower room. Gardens front and rear. Off road parking and garage. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway



Composite obscure double glazed door to front. Staircase access to first floor, tiled floor, radiator and understairs storage. Doors to lounge, dining kitchen and cloaks/w.c;

Cloaks/w.c. 2'7" x 6'2" (0.79 x 1.90)

Two piece suite comprising low flush w.c. and pedestal wash basin with tiled splashback. Tiled floor and radiator.

Lounge 10'5" x 17'3" (3.18 x 5.28)

Radiator, Upvc double glazed bay window to front, t.v. aerial lead and telephone point.

Dining Kitchen 9'4" x 17'7" (2.87 x 5.37)

Having a range of wall and base units with laminate worktop and tiled splashbacks. Plumbing for washing machine, one and a half stainless steel sink and drainer and space for fridge/freezer. Electric oven, four ring gas hob, stainless steel splashback and extractor hood above. Tiled floor, spotlights, composite double glazed door and Upvc double glazed window to rear. Radiator.

First Floor

Landing

Upvc double glazed window to front, radiator and staircase access to second floor. Doors to bathroom and bedrooms;

Bedroom Two 10'8" x 11'5" (3.26 x 3.5)

Double bedroom with radiator and two Upvc double glazed windows to front.

Bedroom Three 9'0" x 10'7" (2.76 x 3.23)

Double bedroom with radiator and two Upvc double glazed windows to rear.

Bedroom Four 6'9" x 8'0" (2.06 x 2.46)

Single bedroom with laminate floor, radiator and Upvc double glazed window to rear.

Bathroom 6'1" x 7'0" (1.87 x 2.15)

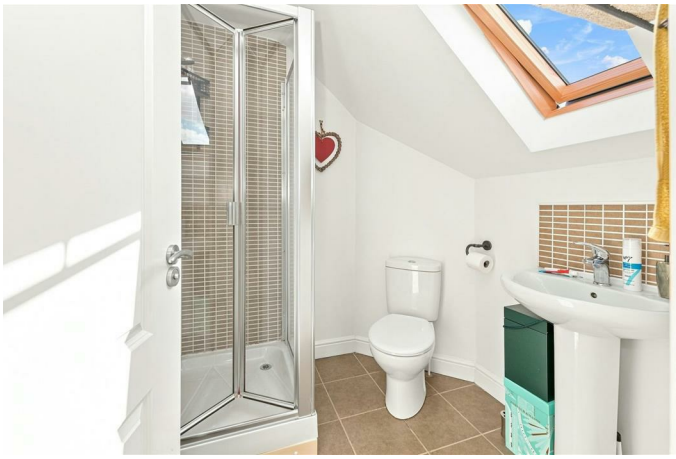
Three piece suite comprising low flush w.c. pedestal wash basin and bath. Tiled floor, part tiled walls and electric shaver point. Upvc obscure double glazed window to side.

Second Floor

Bedroom One 17'5" x 18'0" (5.32 x 5.49)

Double bedroom with radiator, spotlights, fitted wardrobes and wooden double glazed velux windows to rear. Door to en-suite shower room;

En-suite Shower Room 6'3" x 6'3" (1.91 x 1.93)



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle. Tiled floor, part tiled walls and wooden double glazed velux window to front.

External

To the front is a lawn and patio garden with mature bushes and shrubbery. External light and security light. To the rear is a lawn, decked and patio garden. External light.

Garage

Parking
Driveway provides off road parking

Tenure
We have been advised by the vendor that the property is freehold.

Energy Rating
C

Council Tax Band
C

Viewings
Strictly by appointment. Contact Dawson Estates .

Property to Sell?
Call for a FREE, no obligation valuation.

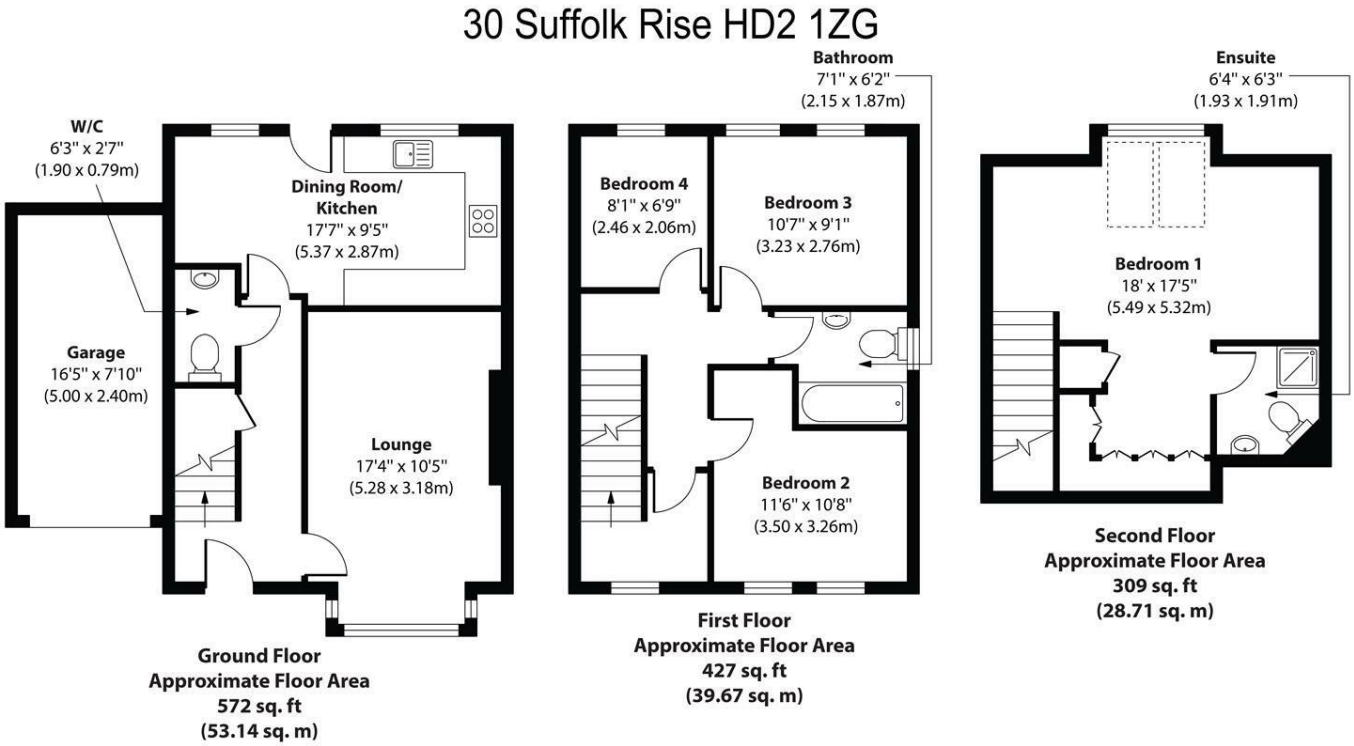
Solicitors
Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

Boundaries & Ownerships
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

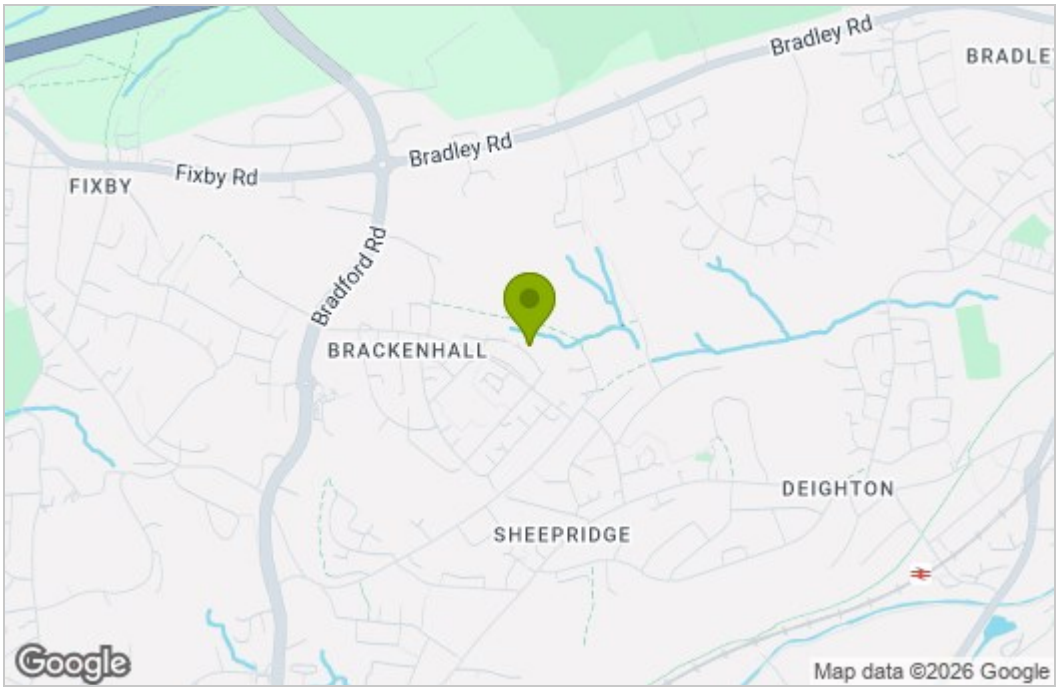
Floor Plan



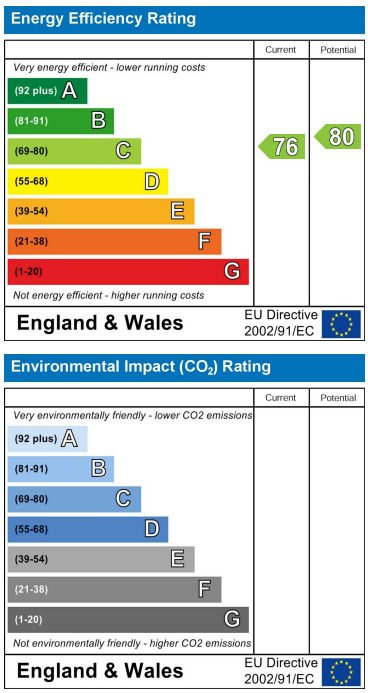
Approx. Gross Internal Area 1308 sq ft / 121.52 sq m

Illustration for identification purposes only. measurements are approximate. not to scale.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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