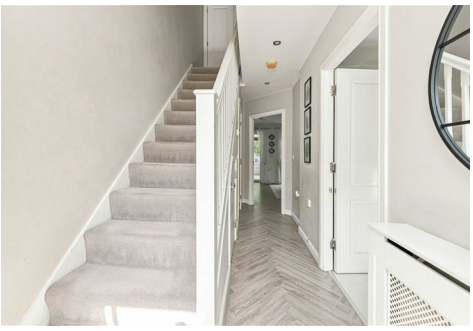


37 Sylvan Ridge, Huddersfield, HD2 1ZH

£280,000

Offered FOR SALE is this extended THREE BEDROOM LINK DETACHED property in the Ferndale area of Huddersfield. Accommodation comprises; Entrance hallway, cloaks/w.c. kitchen, lounge and second reception room. To the first floor; landing, two bedrooms and bathroom. To the second floor is the main bedroom with fitted wardrobes and en-suite shower room. Plenty of off road parking to front and garage. Private enclosed garden to rear backing onto woodland. The property benefits from Upvc double glazing, gas central heating and mains wired smoke alarms with battery backup. Smart meters and security alarm system. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential. Planning approved for demolition of existing conservatory and erection of two storey rear extension and loft and garage conversion with associated alterations. Application number 2026/62/91729/W

Ground Floor

Entrance Hallway

LVT floor, radiator and telephone point. Composite obscure double glazed door to front. Spotlights, fusebox and understairs storage. Staircase access to first floor and doors to kitchen, lounge and cloaks/w.c;

Cloaks/w.c. 1'11" x 4'11" (0.6 x 1.5)

Twp piece suite comprising low flush w.c. and pedestal wash basin with tiled splashback. Radiator and extractor fan.

Kitchen 7'4" x 10'7" (2.25 x 3.25)

Having a range of wall and base units with laminate worktop and splashback. Space for fridge/freezer, electric oven, five ring gas hob with glass splashback and extractor hood above. LVT floor, plumbing for washing machine and radiator. Upvc double glazed window to front, stop tap, spotlights and 'Ideal' condensing combi boiler (2024). Composite sink and drainer.

Lounge 13'7" max x 17'0" max (4.15 max x 5.2 max)

LVT floor, two radiators and two t.v. points. Media wall, Upvc double glazed window to side and Upvc double glazed French doors to rear. Door to second lounge/dining room;

Second Reception Room/Dining Room 13'9" max x 20'4" max (4.2 max x 6.2 max)

Upvc double glazed windows and French doors to rear, part laminate floor and radiator. T.v. point, usb sockets and feature panel wall. Door to garage;

Garage

Up and over door, storage above and having power and light

First Floor

Landing

Storage cupboard, spotlights and Upvc double glazed window to front. Staircase access to second floor and doors to bathroom and bedrooms;

Bedroom Two 11'3" max x 13'7" max (3.45 max x 4.15 max)

Double bedroom with radiator, Upvc double glazed windows to rear and t.v. point.

Bedroom Three 6'10" x 10'0" (2.1 x 3.05)

Single bedroom with radiator and Upvc double glazed window to front.

Bathroom 6'0" x 7'4" (1.85 x 2.25)

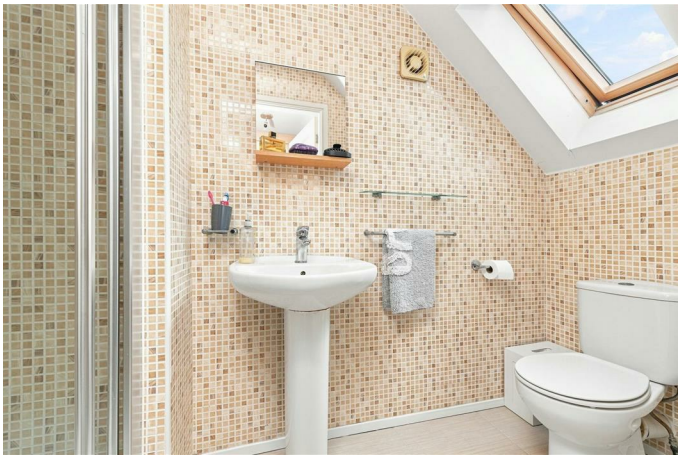
Three piece suite comprising low flush w.c. pedestal wash basin and 'p' shaped bath with glass shower screen, mains shower and waterfall shower. Extractor fan, heated towel radiator and fully tiled walls and floor. Upvc obscure double glazed window to side, electric shaver point and illuminated sensor mirror.

Second Floor

Bedroom One 13'7" max x 19'6" max (4.15 max x 5.95 max)

Double bedroom with radiator, wooden double glazed velux windows to rear, t.v. point, loft hatch and built in wardrobes. Door to en-suite shower room;

En-suite Shower Room 3'5" x 9'0" (1.05 x 2.75)



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with glass folding door and mains shower. Fully tiled walls and floor, radiator, extractor fan and wooden double glazed velux window to front.

External

External light to front, gas and electric meters and outside tap to side and enclosed block paved and artificial lawn rear garden with security light

Parking
Driveway provides off road parking for three cars.

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

Water
Water meter

Energy Rating
C

Council Tax Band
C

Viewings
Strictly by appointment. Contact Dawson Estates.

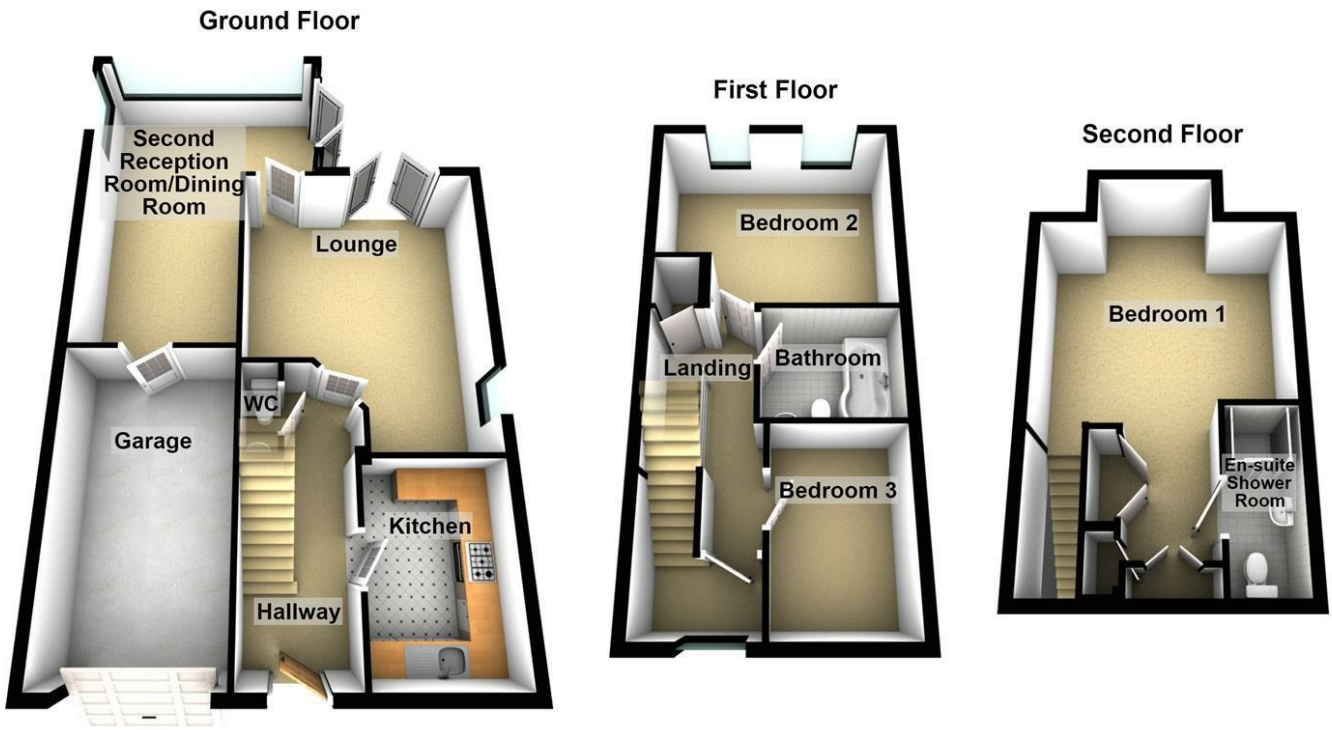
Property to Sell?
Call for a FREE, no obligation valuation.

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

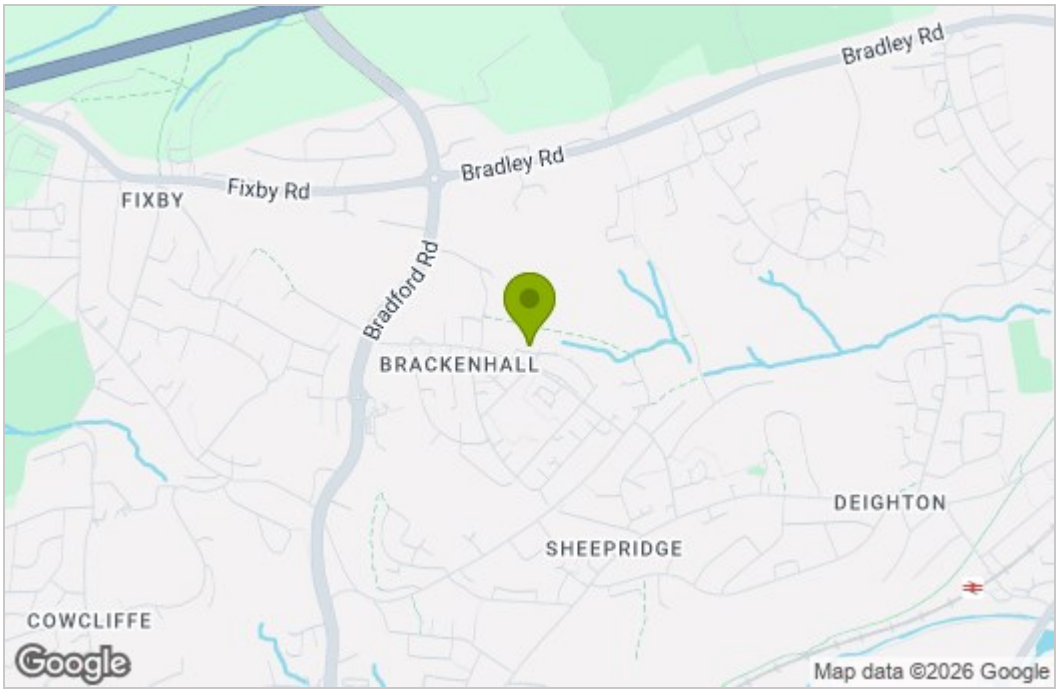
Boundaries & Ownerships
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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.

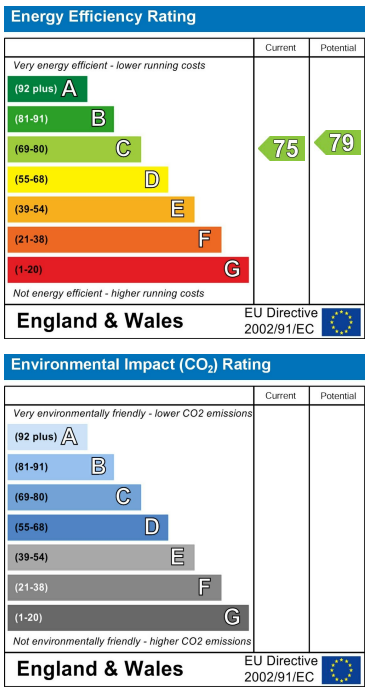
Floor Plan



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.

5 St Pauls Buildings Southgate, Elland, HX5 0EX
Tel: 01422370320 Email: www.dawsonestates.co.uk