Peter David Properties Ltd

Residential Sales and Lettings

57 Forest Court

Birchencliffe, Huddersfield, HD2 2FY

Asking price £730,000

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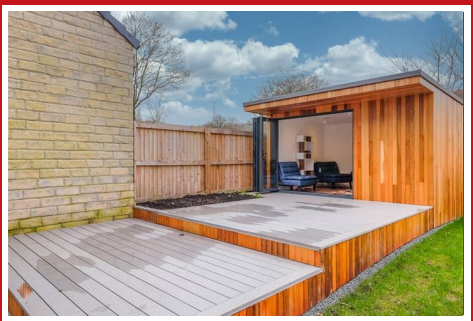

Ground Floor -

Entrance Hallway
Step into this stunning property through a stylish composite door, complemented by two glass panels on either side, creating a bright and welcoming entrance hallway. As you enter, a carpeted staircase with a deep pile grey carpet ascends to the first floor and contemporary 10-panel glazed double doors lead through to the living room and open plan kitchen/diner.

Living Room
Step into the inviting living room, adorned with a deep-pile grey carpet that adds comfort to the space. Designed with modern living in mind, the living room has been thoughtfully opened up to create a seamless transition into the dining area, offering a versatile dual aspect layout. Natural light floods the room through PVCu windows to the front and side and the PVCu patio doors that lead out to the rear garden. Additionally, contemporary 10-panel glazed double doors provide easy access to the kitchen, creating a cohesive flow throughout the ground floor.

Kitchen/Dining Room
Bathed in natural light, the exquisite kitchen/diner stands as the focal point of this remarkable home. A large oak picture window with a seating surround graces the space, infusing it with sunlight and providing picturesque views of the surrounding greenery, while patio doors seamlessly merge indoor and outdoor living, inviting you to step out into the rear garden. The brand new high-specification kitchen comprises contrasting concrete oak high gloss wall and base units, complemented by luxurious quartz work surfaces and a sunken stainless steel sink. Equipped with modern conveniences, the kitchen boasts integrated appliances, including a double electric oven, a five-ring induction hob and a ceiling extractor fan. For added convenience, with wifi connectivity, you can remotely monitor and control the induction hob and extractor fan, receiving cooker timer notifications directly to your phone, ensuring effortless meal preparation and peace of mind. Moreover, the LED lights in the kitchen are controlled by remote control and phone app offering customizable ambiance. Additionally, there is an additional space for a American size fridge freezer, and ample space for a family dining table with additional counter space provided by the stylish central island.

Utility Room
A useful utility room comprising of grey high gloss matching wall and base units and laminate work-surfaces. There is a integrated washer/dryer and additional space for a dishwasher. A composite door leads out into the rear aspect of the garden and an integral door leads into the integral garage.

Ground Floor WC
A fully tiled ground-floor WC with a wash basin and a WC. There is a PVCu privacy window to the side aspect.

First Floor -

Landing
The stairs ascend to the first-floor accommodation, revealing an impressive galleried landing adorned with a luxurious deep-pile grey carpet that seamlessly extends throughout. This landing is extremely spacious offering ample space for an office nook - and provides access to all the bedrooms and the house bathroom. Additionally, a loft hatch is present, offering entry to a insulated loft space.

Master Bedroom
A spacious master suite, comprising an en-suite bathroom and a separate dressing area. The bedroom is also equipped with a PVCu window to the rear providing splendid far-reaching views.

Dressing Room
The dressing area is adorned with fitted wardrobes, complete 'rural oak' doors.

En-Suite
A fully tiled en-suite with tiled flooring comprising of a WC, a wash basin set in a white gloss vanity, a wall mirror, a chrome towel rail and a double walk in shower. There is a PVCu window to the side elevation.

Bedroom Two
A second double bedroom with fitted Hammonds wardrobes with sliding mirrored doors. There is a PVCu window to the front elevation and access to the en-suite.

En-Suite
A fully tiled en-suite with tiled flooring comprising of a WC, a wash basin set in a white gloss vanity unit, a wall mirror, a chrome towel rail and a shower unit with glass doors. Privacy window to the side aspect.

Bedroom Three
A third double bedroom set to the rear of the property with two PVCu windows. There is also fitted wardrobes with sliding mirrored doors.

Bedroom Four
A fourth double bedroom with fitted wardrobes and a PVCu window to the rear.

Bedroom Five
A fifth double bedroom with a PVCu window providing splendid views. There is also fitted wardrobes with sliding mirrored doors.

Bedroom Six / Study
Contemporary 10-panel glazed double doors provide access to the sixth double bedroom/ study. There is a PVCu window to the front elevation.

House Bathroom
A fully tiled house bathroom with tiled flooring comprising of a WC, a double wash basin set in a floating white gloss vanity unit, a wall mirror,

a chrome towel rail and a bath with a overhead shower. There is also the added benefit of a PVCu window to the side elevation.

Exterior

Externally, this property occupies a substantial plot, offering an abundance of outdoor living space. At the rear, a generously sized enclosed garden awaits, complete with tiered composite decking adorned with LED lighting on a timer and light-sensitive sensors that seamlessly transition from day to night. Beyond the decking is a well-manicured lawn. The garden is equipped with practical amenities, including an outside tap, lighting and a fabulous garden room. To the front of the property, a block-paved driveway which accommodates parking for up to three cars and leads to a integral double garage. The front of the property showcases a well-manicured lawn adorned with decorative shrubs.

Moreover, this home boasts green energy credentials with a fully owned solar and 12 kWh battery system, featuring 16 solar panels. There is also a 7Kw EV and 3 pin car charger. Embracing sustainability and efficiency, this eco-friendly feature offers great cost savings on energy bills.

Garden Room

Located within the rear garden lies a bespoke cedar-clad garden room. Designed with meticulous attention to detail, this enchanting space is equipped with full insulation, electric heating, connected by wifi and controllable from a convenient app, high-speed internet (1 Gbit) and integrated Bluetooth speakers discreetly embedded in the ceiling. Natural light streams through the bifold doors, enhancing the visual appeal and creating a warm and welcoming atmosphere. The versatile space is an ideal home office, playroom, or bar area!

Security

The property is equipped with a Simpled finger print lock system, a alarm and CCTV system.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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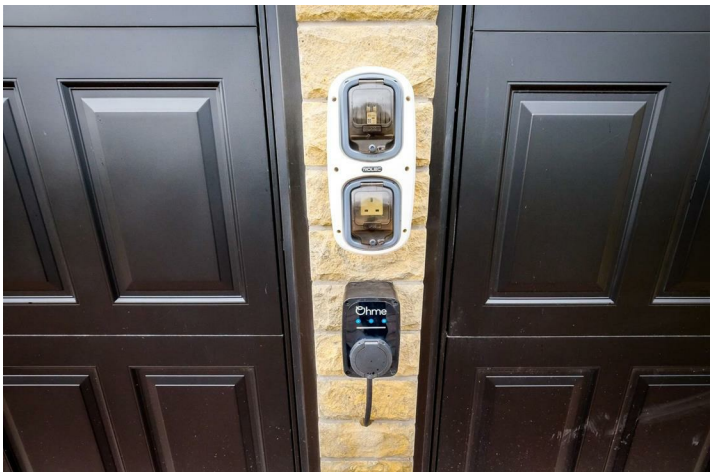
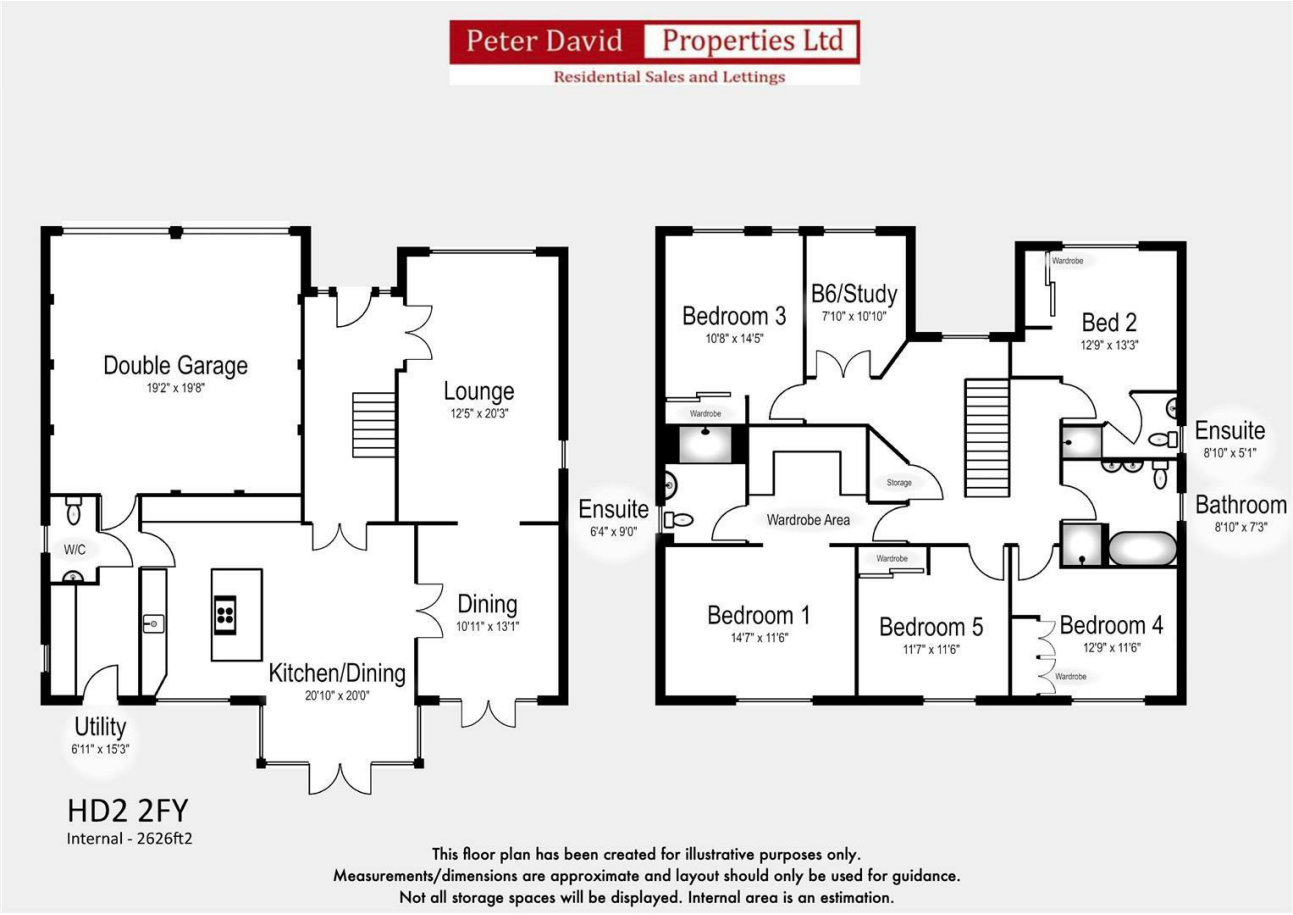


Road Map

Hybrid Map

Terrain Map

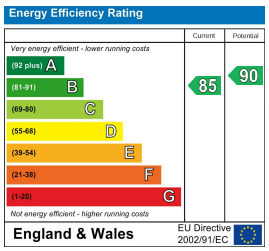
Floor Plan

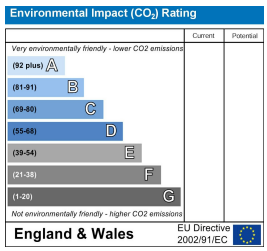


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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