Peter David Properties Ltd

Residential Sales and Lettings

27 Wadsworth Fold

Lindley, Huddersfield, HD3 3NB

Offers in the region of £399,950

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Entrance Hallway
Enter this stunning property through a stylish composite door with side privacy glass panel into a light and welcoming entrance hallway with stairs rising to the first floor accommodation. Oak grey laminate flooring flows through to the kitchen/diner, ground floor WC and utility room and double glass doors lead through into the living room. Also benefiting from a large under stairs storage cupboard and providing access to the integral garage.

Living Room
This modern and luxury reception room features a bay PVCu window to the front aspect with inset white wood blinds.

Kitchen/Diner
A truly stunning Milano Ultra Wren kitchen which is the hub of this home and provides a perfect space to entertain guests. The kitchen features high gloss matching wall and base units with rose gold inserts and laminate Italian concrete style work surfaces. Integrated appliances comprise of two NEFF electric ovens, a BOSCH five ring gas hob with FABER extractor fan, a wine cooler, a dishwasher, a fridge/freezer and a dishwasher. A BLANCO composite sink with a rose gold mixer tap is integrated into the work surface in front of the PVCu window with views out into the rear garden. There is a large breakfast bar and a separate dining area. PVCu french doors lead out into the rear garden. The room also provides access to the ground floor WC and utility room.

Utility Room
Adjacent to the kitchen, this luxury utility room mirrors the kitchen units and provides matching wall and base units with rose gold inserts. There is plumbing for a washing machine and space for a tumble dryer. There is a composite door providing access to the rear of the property.

Ground Floor WC
A useful ground floor WC with hand basin and matching oak grey wood effect laminate flooring. PVCu privacy window to the side aspect.

Landing
A light and spacious landing providing access to all bedrooms and house bathroom. There is a light grey carpet which flows throughout the first floor accommodation. Loft hatch and PVCu window to the front aspect.

Master Bedroom
An impressive and luxury master bedroom, which features a dressing area and en-suite. PVCu window to rear elevation.

En-suite
A partially tiled, luxury en-suite shower room with a WC, hand basin and double shower cubicle with rainfall shower. There are ceramic tiles to the floor, an extractor fan and a PVCu privacy window to the side aspect. Additionally there is a wall mirror and a glass shelf.

Bedroom Two
A further tastefully decorated double bedroom with a PVCu window to the rear aspect.

Bedroom Three
A spacious, double bedroom with a PVCu window to the front.

Bedroom Four
A fourth double bedroom with a PVCu window to the front aspect.

House Bathroom
A stylish and contemporary half tiled house bathroom with a WC, wash basin, bath and a separate shower cubicle. There are ceramic tiles to the floor and a PVCu privacy window to the rear.

Exterior

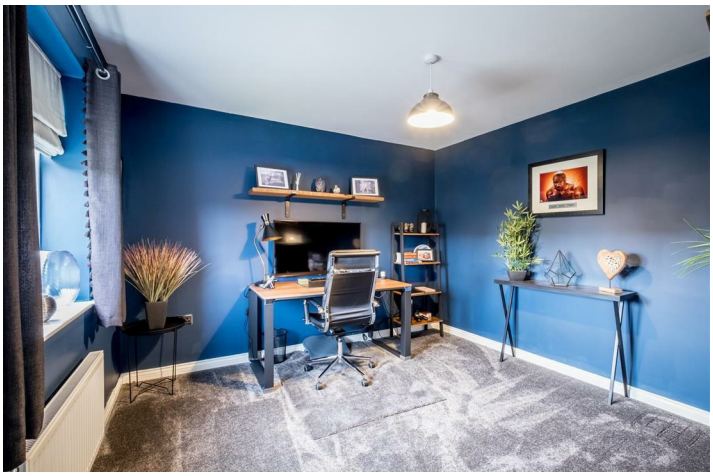
To the front of the property there is a double, paved driveway leading to a single integral garage. To the rear of the property is a large enclosed paved garden with planted borders. The rear garden also benefits from an outdoor plug socket, a tap and a composite storage shed.

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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

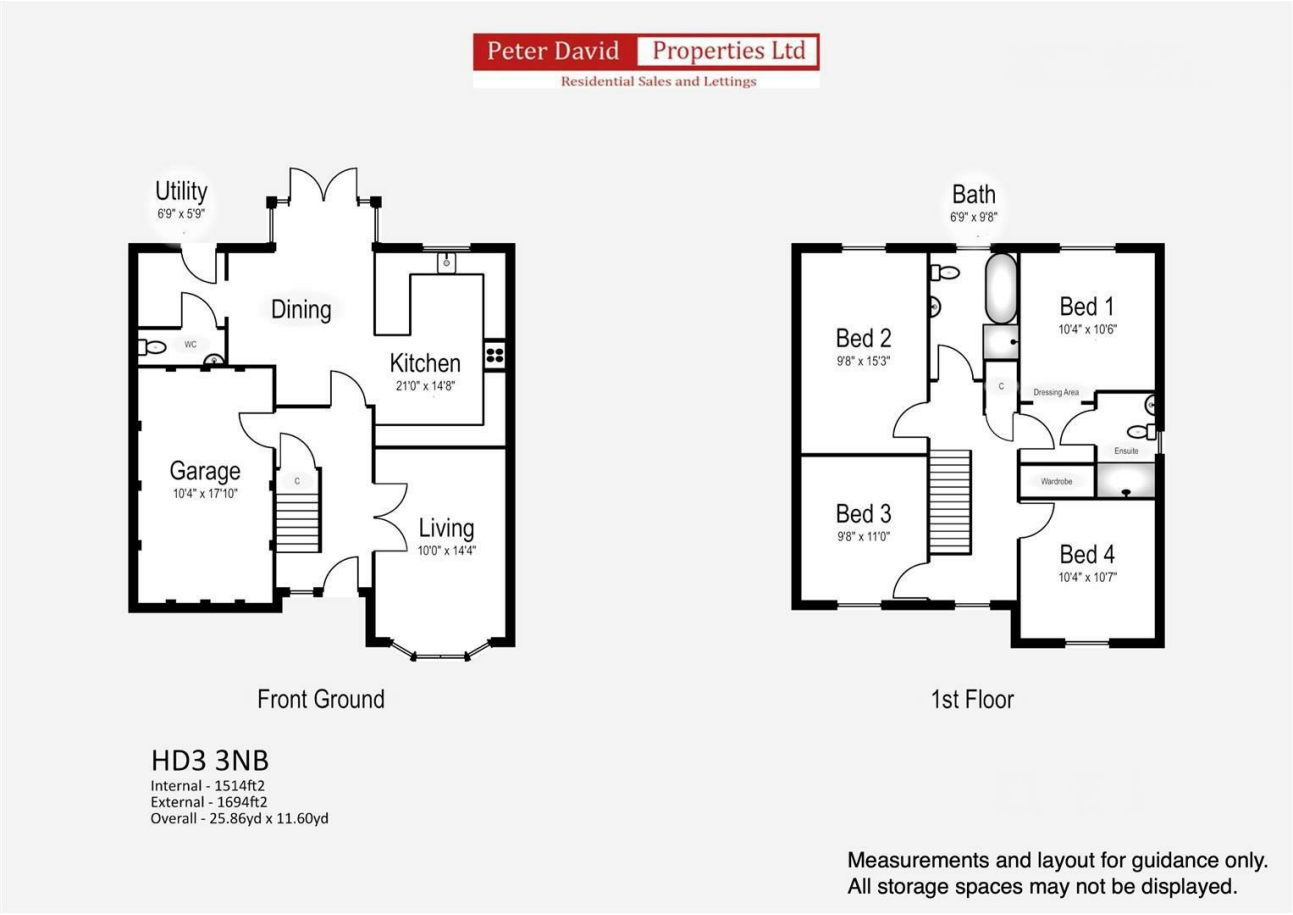


Road Map

Hybrid Map

Terrain Map

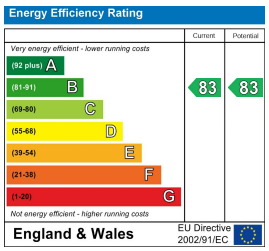
Floor Plan

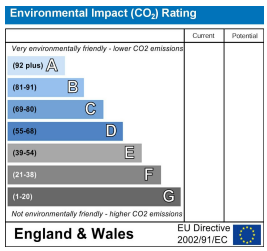


Viewing

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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5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk