Peter David Properties Ltd

Residential Sales and Lettings

15 West Lodge Crescent

Ainley Top, Huddersfield, HD2 2EH

Offers in the region of £400,000

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Ground Floor -

Entrance Hallway

Enter the property through a composite front door with a sleek privacy glass panel, stepping into the welcoming entrance hallway. The hallway features a plush neutral carpet and provides access to two ground floor double bedrooms, the open-plan kitchen/diner, the living room, and the house bathroom. There is also the added benifit of an under stairs storage cupboard.

Open Plan Kitchen/Dining Room

Moving through to the heart of this home is this contemporary luxurious kitchen. The space continues to uphold the high, modern aesthetic throughout, boasting matching pale grey wall and base units, laminate worksurfaces, a 1.5 ceramic sink and drainer, and a breakfast bar providing seating for two people. Integrated appliances comprise of BRAND NEW appliances including; a eye level double electric oven, a microwave, a fridge freezer, a dishwasher, a 5-ring induction hob and an extractor fan. Finished off with high quality wood effect laminate flooring and contemporary lighting this kitchen can truly only be appreciated upon internal viewing! Additionally, there are two twin PVCu windows that provide plenty of natural light and PVCu patio doors lead out to the rear garden.

Utility Room

There is the added benefit of a utility cupboard with plumbing for a washing machine and also housing the boiler.

Living Room

Step into the well-appointed and spacious living room, adorned with an inset fireplace with a tiled hearth. Flooded with natural light, a large PVCu window graces the front aspect, offering splendid views across to Huddersfield and Castle Hill. Two additional PVCu windows on the side aspect further enhance the room's brightness and charm.

Bedroom One

A spacious double bedroom featuring a PVCu window overlooking the serene rear surroundings. The room is adorned with a neutral carpet, creating a comfortable and inviting space.

En-Suite

Step into the partially tiled en-suite, featuring tiled flooring for a sleek finish. The en-suite comprises a WC, a wash basin with a tiled splashback, and a luxurious walk-in shower complete with a rainhead and handheld attachment, enclosed by a stylish glass sliding door. Adding to the comfort is a chrome towel rail, while a PVCu privacy window to the rear ensures natural light and privacy.

Bedroom Two

A second double bedroom set to the front of the property with a PVCu window.

House Bathroom

Indulge in the luxury of the partially tiled bathroom, featuring exquisite tiled flooring for a touch of elegance. This lavish space encompasses a WC, a wash basin with a tiled splashback, and a ceramic towel rail for added convenience. Relax and unwind in the free-standing bath, or the walk-in double shower, complete with a rainhead and handheld attachment, enclosed by a sleek glass screen. Natural light gently filters in through the PVCu window to the side.

First Floor -

Landing

The landing provides access to two double bedrooms and the shower room with a neutral carpet flowing throughout. There is also under eaves storage.

Bedroom Three

A third double bedroom, featuring a Velux window that floods the room with natural light, creating a bright and airy atmosphere.

Bedroom Four

A fourth double bedroom with a PVCu window to the side elevation.

Shower Room

A partially tiled shower room comprising of a WC and a wash basin, elegantly set within a vanity unit, offering both style and practicality. There is a walk-in shower, complete with a rainhead and handheld attachment, enclosed by a sleek glass

screen. Adding to the convenience is a chrome towel rail, while a Velux window welcomes in natural light.

Exterior

At the front of the property, a picturesque decorative gravelled area welcomes you, complemented by Indian paving stone steps leading up to the front door. Enjoy splendid views from the raised decked area, ideal for unwinding or entertaining. To the side, a tarmac driveway provides convenient off-road parking for up to 4 cars.

Venture to the rear to discover a delightful outdoor retreat. A patio area sets the stage for alfresco dining, while a lush lawn, soon to be laid, offers space for recreation. Admire the beauty of the pergola and an abundance of raised beds adorned with mature trees and shrubs, creating a serene oasis. Step down to find a greenhouse, further raised beds, and a variety of shrubs, adding charm to the landscape. Completing the scene is a patio area, perfect for enjoying sunny afternoons, and a summerhouse.

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

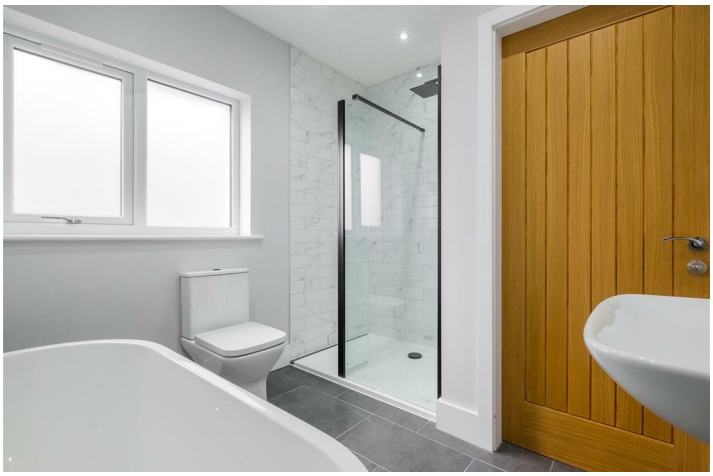
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

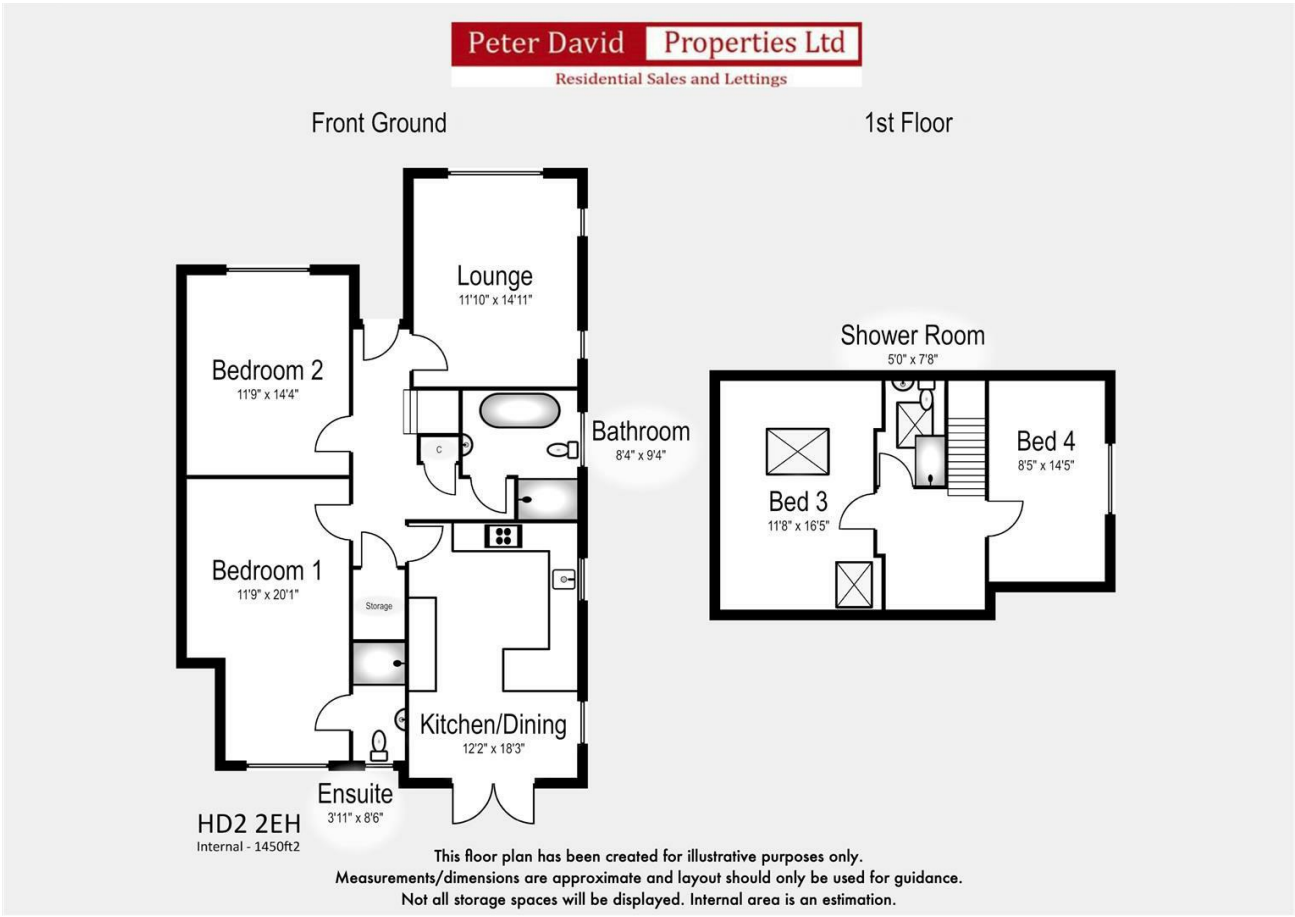


Road Map

Hybrid Map

Terrain Map

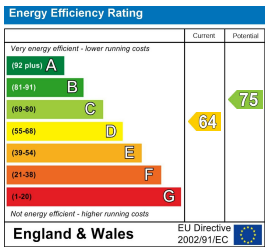
Floor Plan

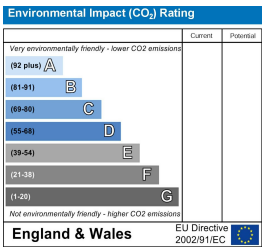


Viewing

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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