Peter David Properties Ltd

Residential Sales and Lettings

6 Woodlands Court

Birchencliffe, Huddersfield, HD2 2FZ

Offers in the region of £760,000

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Entrance Hallway
Enter this stunning property through a stylish composite door with two PVCu windows to either side into a light and welcoming entrance hallway. The impressive central staircase rises to the first floor accommodation. White marble effect porcelain tiles flow through into the kitchen/diner and double glass and oak doors lead into the living room, second and third reception and kitchen diner.

Kitchen/Diner
Full of light is this fabulous kitchen/diner with PVCu windows to four sides , two sky lights and patio doors leading to the south facing garden. The high specification kitchen features a light grey high gloss matching wall and base units, white QUARTZ work surfaces and a sunken stainless steel sink positioned in front of a large PVCu window overlooking the rear garden. There are white marble effect porcelain floor tiles and Integrated appliances comprise of two electric ovens, a five ring gas hob, an extractor fan, a dishwasher and a fridge/freezer. There is a spacious dining area providing an ideal space to entertain guests. Access to the living room and utility room

Utility
A useful utility room with space for three free standing appliances, one with plumbing for a washing machine, laminate worksurfaces and a composte side door.

Living Room
Double glazed doors lead into this stylish and spacious living room with grey carpet, floor to ceiling PVCu patio doors and a further PVCu window to side aspect providing plenty of natural light. Access to kitchen diner.

Reception Room Two
A second reception with grey carpet and PVCu window to front aspect with stylish fitted white blinds.

Reception Room Three
A third reception room, currently used as an office. Grey carpet and PVCu window to front aspect again with fitted white blinds.

Landing
An impressive carpeted central staircase with spindle and white oak balustrade rising to the landing. Three PVCu windows to front aspect adds style and plenty of natural light. Benefiting from a storage cupboard and loft access. Access to all bedrooms and house bathroom.

Master Bedroom
A large master bedroom with a grey carpet and one wall of fitted wardrobes with glass sliding doors. PVCu window to front elevation.

En-Suite
A fully tiled en-suite with porcelain tiled flooring. Comprising of WC, wash basin and a double shower cubicle. Benefiting from a chrome towel rail and PVCu window to side aspect.

Bedrom Two
A double bedroom with fitted wardrobes and glass sliding doors. PVCu window to front aspect. Access to en-suite.

En-Suite
A fully tiled en-suite with porcelain tiled flooring comprising of: WC, hand basin, and shower with glass panels. Featuring a chrome towel rail, wall mirror and extractor fan.

Bedroom Three
A third double bedroom with PVCu window to front aspect.

Bedroom Four
A fourth double bedroom with PVCu window to rear elevation.

Bedroom Five
A fifth double bedroom with PVCu window to rear elevation.

House Bathroom

A fully tiled house bathroom again with procelain tiled flooring. Comprising of: WC, hand basin, bath and separate shower cubicle. Benefiting from a chrome towel rail, extractor and PVCu window to side aspect.

Exterior

A large private and enclosed south facing rear garden having lovely woodland views, a lawn and patio area. To the front of the property is a central stone pathway with lawns to either side and borders. A block-paved driveway (parking for four cars) leads to a double detached garage with up and over doors, lighting and electrics. Also benefiting from an electric car-charger.

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

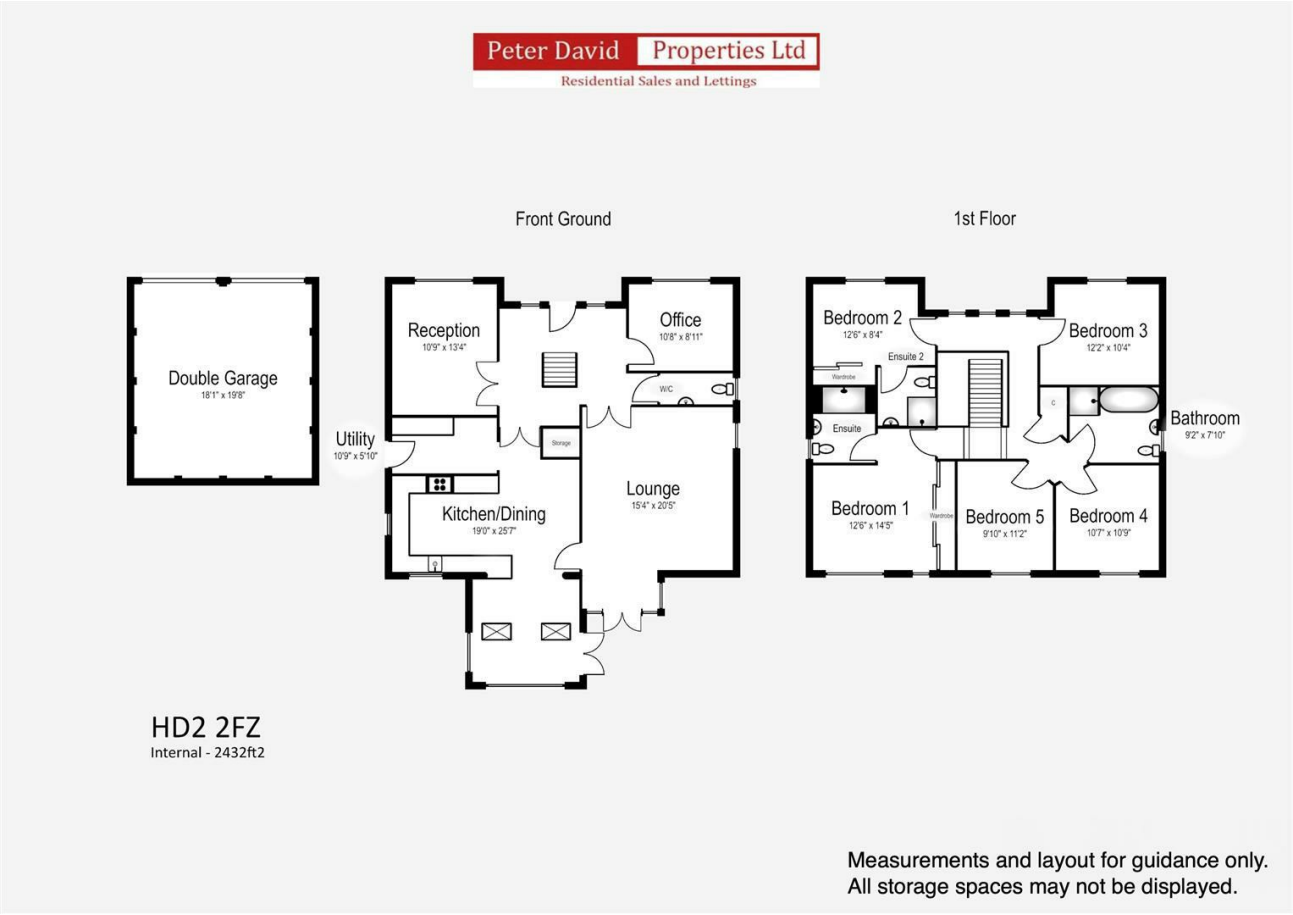
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

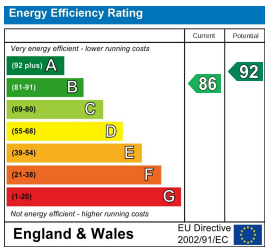
Floor Plan

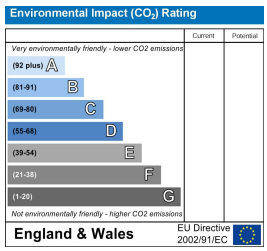


Viewing

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