

Peter David

Properties Ltd

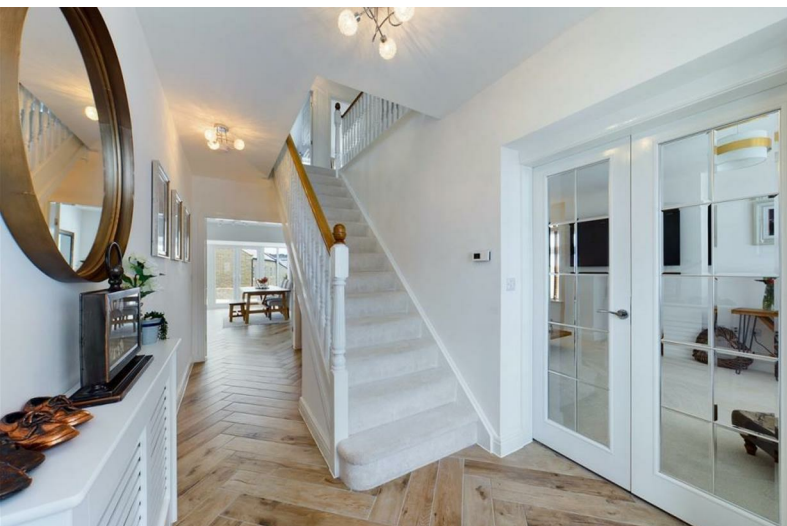
Residential Sales and Lettings



5 Woodlands Court

Birchencliffe, Huddersfield, HD2 2FZ

Offers in excess of £650,000



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Entrance Hallway

Enter this stunning property through a composite front door into a light and welcoming entrance hallway. There are double, glass paneled doors leading into the living room and an additional set of double doors leading into the kitchen/diner. Wood effect floor tiles flow throughout and carpeted stairs rise to the first floor. Stylish light fittings compliment the hallway.

Living Room

A spacious living space which offers plenty of natural light and a dual aspect from the large PVCu window to the front and an additional window to side. The room boasts a built-in sound system and a cream carpet flows throughout.

Kitchen/Diner

A superb kitchen, which is the hub of this home and provides a perfect space to dine and entertain guests. The kitchen features high gloss matching wall and base units, quartz work surfaces and a matching quartz splash-back. Integrated appliances comprise; a dual electric oven, a five ring gas hob, an extractor fan, a fridge/freezer and a dishwasher. Additionally there is a built-in sound system, ambient under-unit lighting and a stainless steel sink integrated into the work surface in front of a PVCu window overlooking the rear garden. There is ample space for a large dining table and there is a PVCu bay window with french doors leading out into the rear garden. The room also provides access to the utility room and double wooden framed, glass doors lead into the snug. Wood effect floor tiles flow throughout and into the utility room.

Snug/Second Reception Room

An additional reception room with PVCu French doors leading to the rear garden. The room features a stylish light fitting and a cream carpet flows throughout.

Utility Room

Adjacent to the kitchen, this useful utility room features high gloss base units and a quartz worktop. There is an integrated washing machine and space for two additional free-standing appliances. A composite door provides access to the rear and there is a PVCu window to the side. The integral garage and the WC can also be accessed from the utility room.

WC

A partially tiled ground floor WC with a hand basin and wood effect floor tiles. There is a PVCu privacy window to the side aspect.

Integral Garage

A spacious, double garage with two single up and over doors, power and light. There is also an electric car charging point.

Landing

A stunning galleried landing space which is bright and spacious with a PVCu window to the front aspect. The landing provides access to all bedrooms, the study and the house bathroom. There is also a storage cupboard housing the water tank. A luxurious cream carpet runs throughout the first floor accommodation.

Master Bedroom Suite

An impressive and luxurious master bedroom which features a dressing area with floor to ceiling fitted mirrored wardrobes and an en-suite. PVCu window to rear elevation.

En-suite

A partially tiled, well proportioned en-suite shower room with a WC, wash basin and a large shower cubicle with chrome shower. There are ceramic tiles to the floor and a PVCu privacy window to the side aspect.

Bedroom Two

A further tastefully decorated double bedroom with a PVCu window to the front aspect.

En-suite

Another partially tiled, luxurious en-suite shower room with a WC, wash basin and a shower cubicle with chrome shower. There are ceramic tiles to the floor and a PVCu privacy window to the side aspect.

Bedroom Three

A spacious, double bedroom with two PVCu windows to the front elevation.

Bedroom Four

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

Bedroom Five

A fifth double bedroom with built-in wardrobes and a PVCu window to the rear aspect.

Study

Accessed from the landing via an archway is this useful study, which could be used for a number of purposes. There is a PVCu window to the front aspect.

House Bathroom

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

Exterior

To the front of the property there is a large block paved driveway with parking for up to two cars and an attractive lawn to the side with an additional flower bed. To the rear of the property there is a large, enclosed garden with a patio area, a sloped lawn and surrounding borders with an abundance of mature shrubs. The rear garden also benefits from a children's play frame and a gated pathway leads to the front.

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



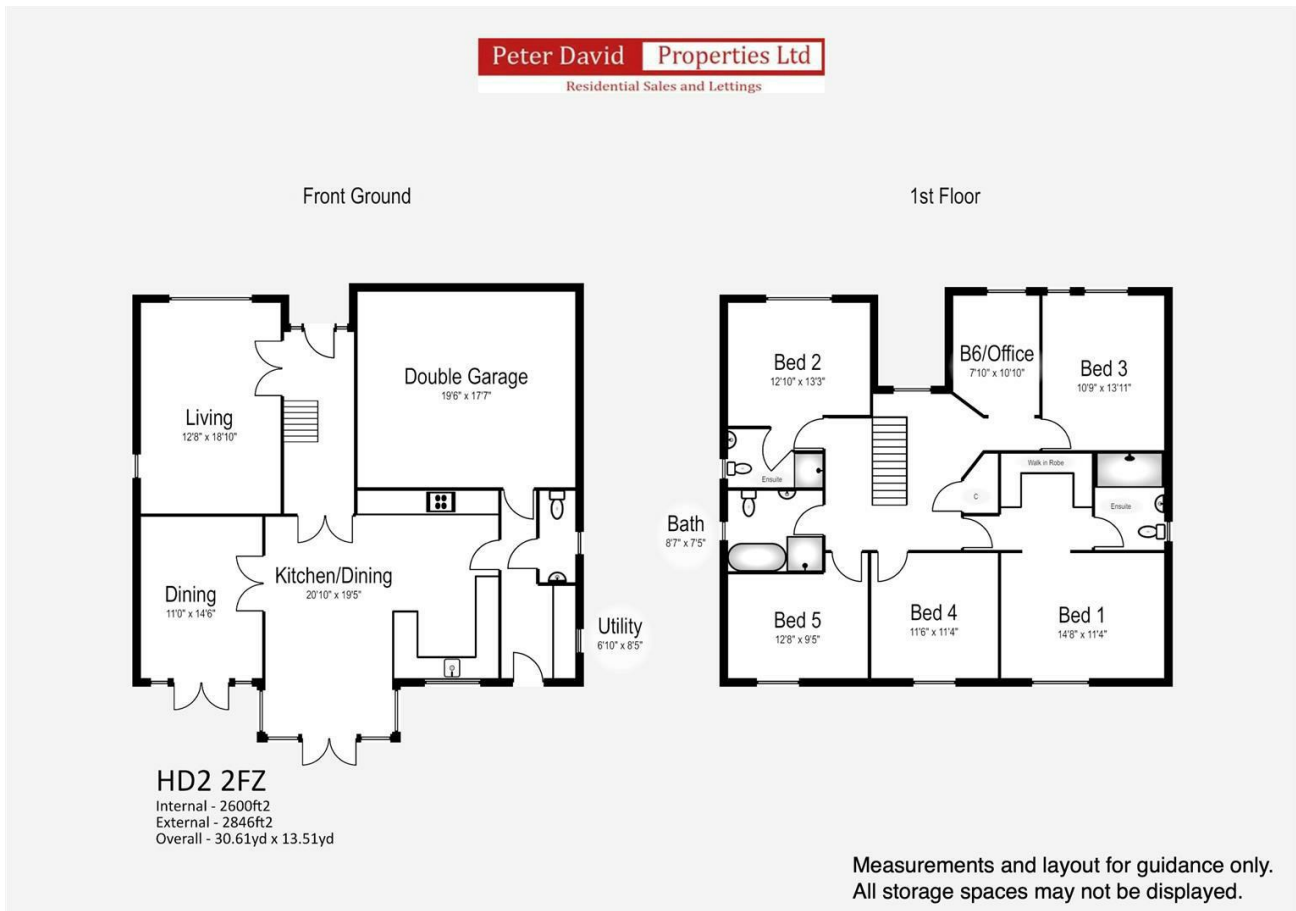
Hybrid Map



Terrain Map



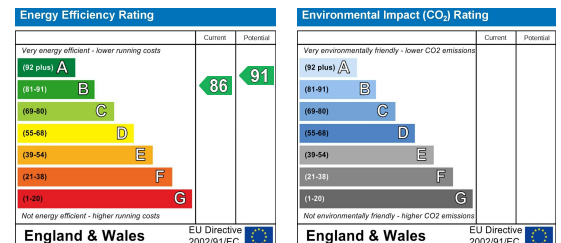
Floor Plan



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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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