Peter David Properties Ltd

Residential Sales and Lettings

# 2 Westridge Drive

Beaumont Park, Huddersfield, HD4 7AX

**Offers in excess of £450,000**

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## Offers in excess of £450,000

### Entrance Hallway
Enter this superb property via an entrance porch with stone columns and a composite door with glass side panels into a large and spacious hallway. Benefiting from high ceilings and a feature arch window, this property is sure to impress. The hallway provides access to the kitchen, living room, dining room, two double bedrooms, WC and bathroom.

### Additional Entrance
An additional entrance hallway with feature stone walls and access to the garage, kitchen and utility room. The utility room provides plumbing for a washing machine.

### Living Room
A light and spacious living room with PVCu floor to ceiling windows overlooking the beautiful gardens and Beaumont Park. There is also an additional PVCu window to the side aspect and a modern inset living flame gas fire in the wall provides an attractive focal point.

### Kitchen
A large kitchen with tiled flooring, matching wooden wall and base units, composite work surfaces and tiled splash backs. Integrated appliances comprise of: a SMEG double electric oven, a SMEG ceramic hob, an extractor, a fridge and a dishwasher. Benefiting from a walk in pantry and a PVCu window overlooking the rockery, ornamental pond and water feature.

### Dining Room/Second Reception Room
A second reception room which could be used for a variety of purposes and benefits from floor to ceiling PVCu windows and a PVCu door leading to the patio and garden. The room also boasts a feature fireplace with a marble hearth and living flame gas fire.

### WC
A partially tiled WC with tiled flooring. Comprising of; a WC, wash basin and mirrored cabinet. There is a PVCu privacy window to the side aspect.

### Bedroom One
A spacious double bedroom with fitted wardrobes and a large PVCu bay window overlooking the garden.

### En-Suite
A fully tiled en-suite with Karndean flooring. Comprising of a concealed cistern WC, wash basin set in a vanity unit with useful storage cupboards and a bath with an overhead shower and glass screen. The bathroom also features a large mirror with storage cupboards and spotlights. There are two PVCu privacy windows to the side aspect.

### Bedroom Two
A second, well appointed, double bedroom with fitted wardrobes and a PVCu window to the side aspect.

### En Suite
A partially tiled en-suite comprising of a three piece suite which includes a WC, wash basin and shower cubicle. There is a PVCu privacy window to the side aspect.

### Exterior
Externally this property sits on a substantial and extensive plot and has splendid views over to Castle Hill, Beaumont Park and the Holme Valley. There is a gated driveway providing parking for up to four cars and leading to an integral double garage with an electric up and over door. There is a large rockery, ornamental pond and water feature also to the side leading to additional gardens which surround the property including a decorative patio area with steps leading down to a vast lawn surrounded with an abundance of mature shrubs, plants and trees. This fantastic garden can only be truly appreciated with a viewing.

### Restrictive Covenant
No alterations to be made to the North and West elevations of the property and no additional property to be built in the grounds without written permission from the vendors. In addition there will be no man-made fences or conifers

planted within three meters of the boundary. Please contact Peter David Properties on 01484 817299 for further details.

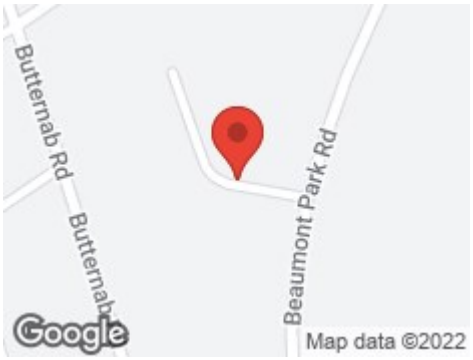
## Mortgages

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.

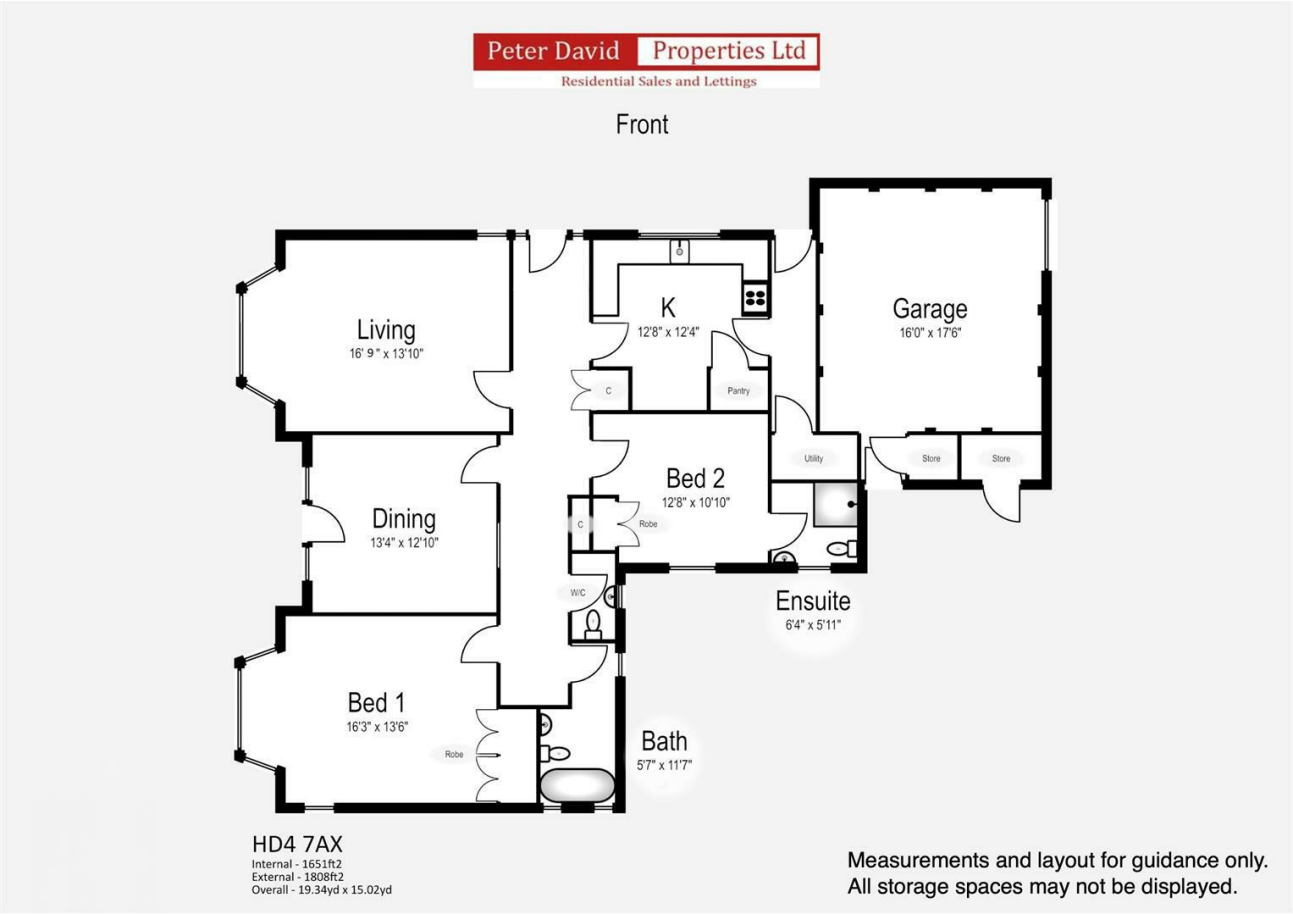
## Road Map




## Hybrid Map

## Terrain Map

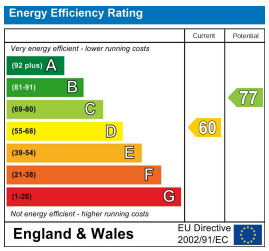
## Floor Plan

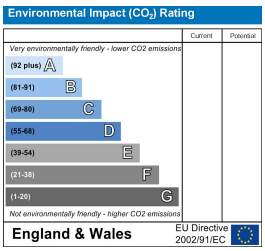



## Viewing

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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