Peter David Properties Ltd

Residential Sales and Lettings

12 Woodlands Court

Birchencliffe, Huddersfield, HD2 2FZ

Offers in the region of £740,000

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Ground Floor -

Entrance Hallway
Step into this stunning property through a stylish composite door, complemented by two PVCu windows on either side, creating a bright and welcoming entrance hallway. All the front PVCu windows to the property are elegantly finished with custom-fitted shutter blinds, adding a touch of sophistication. As you enter, an impressive galleried staircase catches the eye, ascending to the first floor, accompanied by luxurious wood-effect luxury LVT flooring that extends seamlessly throughout the space. Access to the living room and kitchen/diner is provided through contemporary 10-panel glazed double doors and classic doors lead to the WC and study.

Kitchen/Dining Room
Bathed in natural light, the fabulous kitchen/diner is truly the heart of this home, featuring PVCu windows on four sides, two skylights, and patio doors that open to the rear garden. The high-spec kitchen boasts light grey shaker-style wall and base units, complemented by luxurious granite work surfaces and a sunken stainless steel sink with a Quooker tap and drainer positioned in front of a large PVCu window, offering delightful views of the rear garden. Integrated appliances include a double electric oven, a five-ring gas hob, an extractor fan, and a dishwasher. Conveniently, there is access to both the living room and a utility room. Additionally, there is a large storage cupboard providing ample space for all household essentials.

Utility Room
A useful utility room with luxury wood effect LVT flooring flowing through from the kitchen. There two spaces for appliances one of which has plumbing for a washing machine and ample cupboard space. A composite door leads out to the driveway.

Living Room
The living room is tastefully designed, featuring a luxurious deep-pile grey carpet for comfort and PVCu bay French doors provide access to the rear garden. The addition of a marble fireplace with an electric stove adds character and a touch of warmth to the room offering an attractive focal point.

Study
An additional reception room that could be used to serve a variety of purposes such as a study/playroom/snug. Benefiting from a large PVCu window overlooking the front garden.

Snug/Second Reception Room
Accessible through contemporary 10-panel glazed double doors, the further reception room boasts a luxurious deep-pile grey carpet. This versatile space can be easily adapted to meet the preferences and lifestyle of the new owners. Whether utilised as a formal dining room, a cozy snug, or a playroom, the room offers flexibility to suit diverse needs and preferences.

Ground Floor WC
A partially tiled ground-floor WC with a wash basin and a WC. There is a PVCu privacy window to the side aspect.

First Floor -

Landing
The stairs ascend to the first-floor accommodation, revealing an impressive galleried landing adorned with a luxurious deep-pile grey carpet that seamlessly extends throughout. This landing provides access to all the bedrooms and the house bathroom. Additionally, a loft hatch is present, offering entry to a insulated loft space.

Master Bedroom Suite
Sitting apart from the other bedrooms is the master suite, comprising an en-suite bathroom and a separate dressing area. The dressing area is adorned with fitted wardrobes, complete with sliding glass doors, and features a PVCu privacy window overlooking the rear. The generously sized bedroom is also equipped with a PVCu window to the rear providing splendid far-reaching views.

En-Suite
A partially tiled en-suite with wood effect linoleum flooring comprising of a WC, a wash basin, a shower unit with glass doors and a mirrored wall unit. There is a PVCu window to the side elevation.

Bedroom Two
A second double bedroom with an abundance of space. There is a PVCu window to the front elevation and access to the en-suite.

En-Suite
A partially tiled en-suite with wood effect linoleum flooring comprising of a WC, a wash basin, a shower unit with glass doors and a mirrored wall unit.

Bedroom Three
A third double bedroom set to the front of the property with a PVCu window.

Bedroom Four
A fourth double bedroom set to the rear of the property with a PVCU window overlooking the rear garden providing splendid far-reaching views.

Bedroom Five
A fifth double bedroom with a PVCu window providing views of the rear elevation.

House Bathroom
A recently renovated luxury partially tiled house bathroom with tiled flooring comprising of a WC, a wash basin set in a floating white gloss vanity unit, a free standing bath and a large walk in shower with a glass screen. There is also the added benefit of a PVCu window to the side

elevation. The house bathroom has the added benefit of underfloor heating.

Exterior

Externally, this property occupies a substantial plot, boasting a generously sized, enclosed garden at the rear that has been meticulously landscaped by the current owners. The rear garden is multi-tiered, featuring a patio area on the first tier, followed by an expansive lawn with gravel steps leading to a lower tier, providing an additional spacious lawn. Enjoying far-reaching woodland views, the garden offers an exceptional degree of privacy and ample room for various outdoor activities. The garden is equipped with an outside tap, lighting, and a fabulous garden room, creating an inviting outdoor retreat. To the side of the property, a block-paved driveway which accommodates parking for up to six cars and leads to a detached double garage. The front of the property showcases a well-manicured lawn adorned with decorative shrubs, complemented by a paved pathway leading to the front door.

Garden Room

Located in the rear garden is a custom-designed timber garden room, meticulously crafted with full insulation, electrical amenities, and adorned with cedar cladding. Inside, the space is illuminated by two PVCu windows that offer splendid views of the rear surroundings. The addition of bi-fold doors not only enhances the visual appeal but also creates an inviting atmosphere, perfect for enjoying warm summer evenings. The space is very versatile and could serve as an ideal home office.

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.
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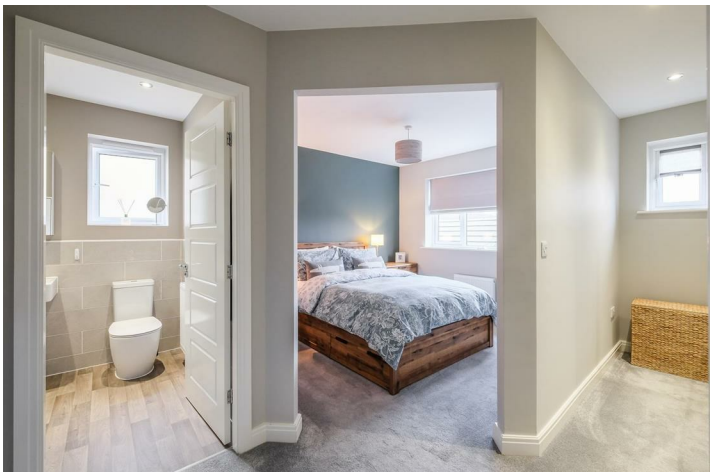
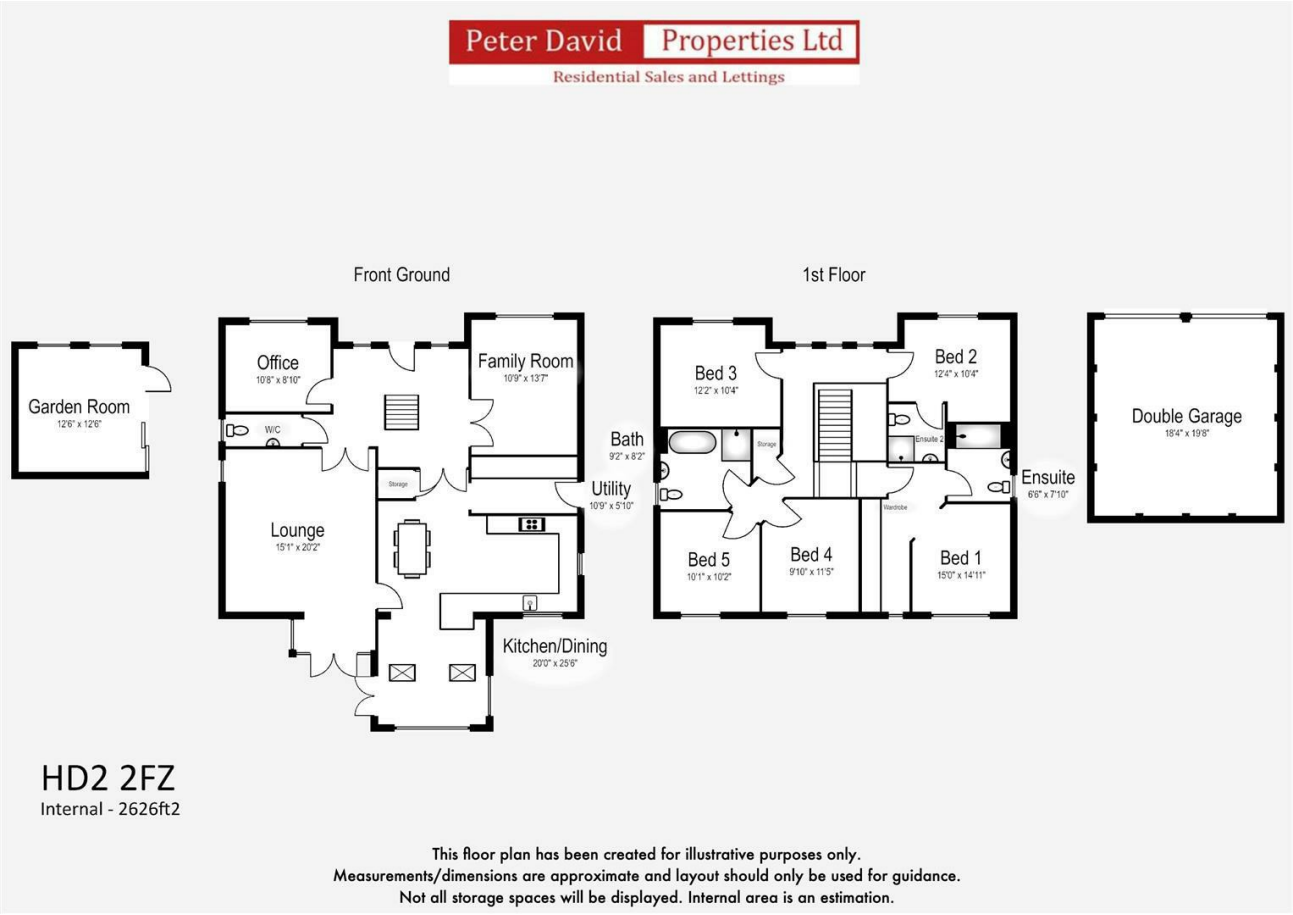


Road Map

Hybrid Map

Terrain Map

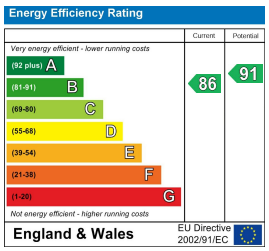
Floor Plan

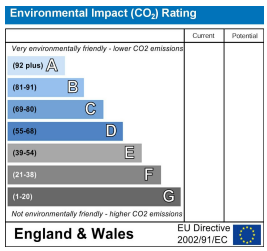


Viewing

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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