Peter David Properties Ltd

Residential Sales and Lettings

# 14 Woodlands Court

Birchencliffe, Huddersfield, HD2 2FZ

**Asking price £699,950**

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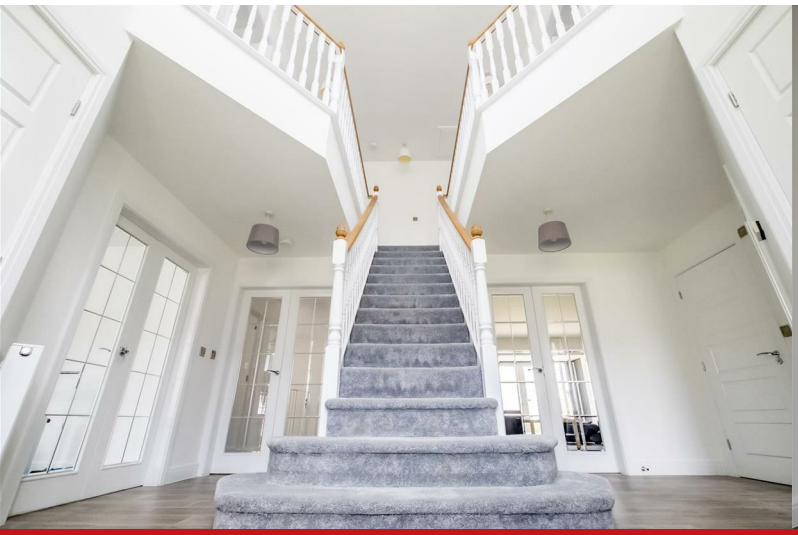

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**Ground floor -**

**Entrance Hallway**
Enter this stunning property through a composite front door with two glass side panels into a light and welcoming entrance hallway with an impressive central carpeted staircase to the first floor accommodation. Wood effect tiles flow throughout the ground floor and double wood and glass paneled doors lead into the open plan kitchen/dining/living room and the second reception room. In addition, the entrance hallway provides access to the living room, ground floor WC and the study/bedroom six and also benefits from two large built-in cloak cupboards.

**Second reception room**
A second reception room currently utilised as a home gym, which could serve a variety of purposes from a separate dining room to a playroom. There are two PVCu windows to the front aspect allowing plenty of natural light.

**Open plan Kitchen/Dining/Living space**
This impressive open plan living kitchen and dining area features windows to all sides including two tall windows to the rear aspect enjoying the far reaching views across the valley and also two skylight windows to the kitchen area. Double PVCu patio doors lead into the garden from the dining area. The kitchen features grey gloss matching wall and base units, Nero Impala granite worktops and a sunken stainless steel sink. Integrated appliances comprise; a range cooker with a gas hob, an extractor fan, a fridge/freezer, a dishwasher and a wine cooler. The kitchen provides access to the living room, an opening to the utility room and there is also a large storage cupboard.

**Utility Room**
A generous utility room with grey gloss wall units, a Nero Impala granite worktop and space for three freestanding appliances including plumbing for a washing machine. A composite door leads out onto the driveway to the side of the property.

**Living Room**
This modern and well appointed living room features double PVCu doors to the rear aspect with floor to ceiling glass panels to each side allowing plenty of light to flow in. There is also an additional window to the side aspect.

**WC**
A modern fully tiled ground floor WC with hand basin and a PVCu privacy window to the side aspect.

**Study/Bedroom Six**
A study, which could be used as a ground floor double bedroom with two PVCu window to the front aspect.

**First floor -**

**Galleried landing**
A stunning galleried landing space which is bright and spacious with three unique PVCu windows to the front aspect. The landing provides access to all bedrooms and the house bathroom. There are also two large storage cupboards and a luxurious deep pile grey carpet runs throughout the first floor accommodation.

**Master Bedroom Suite**
An impressive Master Bedroom Suite which features a dressing area with fitted sliding mirror wardrobes with vanilla gloss surrounds. There are two PVCu windows to the rear elevation offering far reaching views across the valley.

**En-suite**
A fully tiled luxurious en-suite shower room with a WC, wash basin and double shower cubicle. There are ceramic tiles to the floor and a PVCu privacy window to the side aspect.

**Bedroom Two**
A second double bedroom with two PVCu windows to the front aspect and also benefiting from an en-suite.

**En-suite**
A fully tiled en-suite shower room with a WC, hand basin and double shower cubicle. There are ceramic tiles to the floor and a PVCu privacy window to the side aspect.

**Bedroom Three**
A double bedroom situated at the front of the property with two PVCu windows to the front aspect.

**Bedroom Four**
A spacious double bedroom with a PVCu window to the rear offering pleasant views across the valley.

## Bedroom Five
A fifth double bedroom with two PVCu windows to the rear aspect.

## House Bathroom
A fully tiled family bathroom with a WC, wash basin, bath and separate walk-in shower. There is a PVCu privacy window to the side.

## Double Garage
A detached double garage, which has recently been fully insulated and a side door and window added in order to create an additional living space. The garage doors remain fully functional giving any perspective buyer the opportunity to use this space to their individual needs.

## Exterior
Externally this property sits on a substantial plot and benefits from a large, enclosed garden to the rear boasting a patio area, an extensive lawn and wooden steps leading to a lower tier offering an additional garden area. There are woodland views from the rear and the garden offers an excellent degree of privacy and space. The garden also benefits from an outside tap, lighting and a shed. To the side of the property there is a block paved driveway providing parking for up to six cars leading to a detached double garage. The front of the property features an attractive, pillared entrance with two well manicured lawns with surrounding flower beds and a central pathway.

## 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

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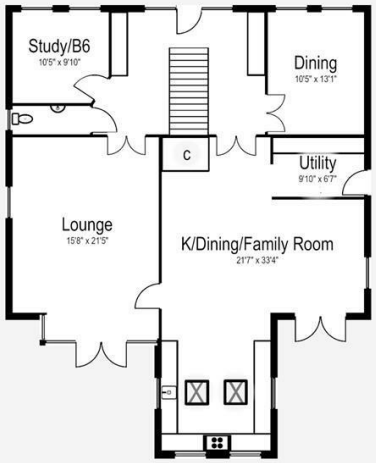
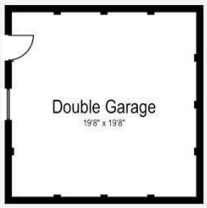
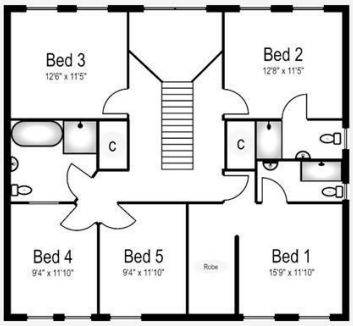
Front Ground




1st Floor



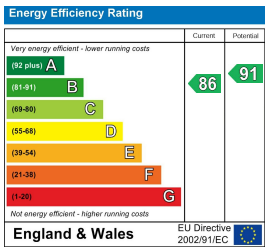

HD2 2FZ
Internal - 2900ft2
External - 3190ft2
Overall - 36.51yd x 15.88yd

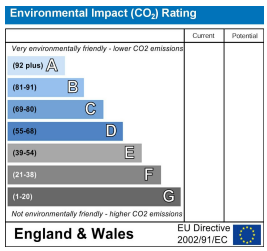
Measurements and layout for guidance only.
All storage spaces may not be displayed.

## 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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