

# Peter David

# Properties Ltd

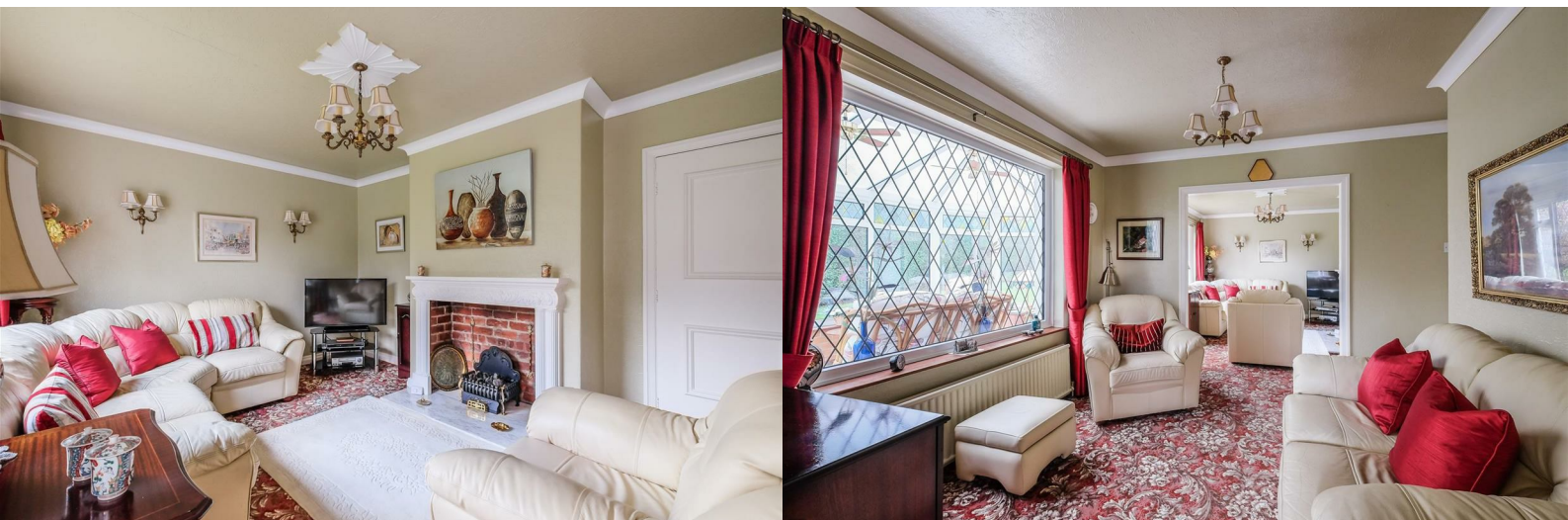
Residential Sales and Lettings



## 5 Westridge Drive

Beaumont Park, Huddersfield, HD4 7AX

Offers in the region of £400,000



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## Ground Floor -

### Entrance Porch

Enter the property through a sliding PVCu front door into a practical entrance porch adorned with tiled flooring. A PVCu door provides access to the entrance hallway.

### Entrance Hallway

A welcoming and characterful entrance hallway featuring a solid oak spindled staircase and a spacious cloak cupboard. This central space effortlessly connects to the ground-floor WC, the inviting living room, the second reception room, and the kitchen.

### Downstairs WC

A convenient ground-floor WC comprising of a WC and a wash basin set in a vanity unit. There is a hardwood privacy window to the front aspect.

### Living Room

A well-appointed living room adorned with a wealth of original features, including a decorative ceiling rose and coving adding a touch of elegance. The focal point is an attractive fireplace featuring a marble hearth and a wood surround, housing a charming coal fire. The room is bathed in natural light from a large PVCu window overlooking the rear garden, while French PVCu doors seamlessly connect to the conservatory. An open doorway leads to the sitting room.

### Sitting Room

This second reception room, currently utilized as a sitting room, offers a cozy and versatile space. A PVCu window provides a view into the conservatory, allowing for plenty of natural light to flow through. An archway provides access to the dining room. Additionally, there is a convenient storage cupboard.

### Dining Room

The dining room is illuminated by two PVCu windows, and there is a floor-to-ceiling storage cupboard, providing ample storage space.

### Conservatory

The PVCu conservatory is a delightful space with windows encompassing three sides, allowing an abundance of natural light to fill the room. Enjoy panoramic views of the rear garden, and PVCu French doors provide easy access to the outdoor space.

## Kitchen

The kitchen comprises matching wooden wall and base units, complemented by tiled splash-backs, glossy work surfaces and a 1.5 stainless steel sink and drainer. Integrated appliances feature a four-ring electric hob and a 1.5 electric oven with a grill. There is the added benefit of tiled flooring with underfloor heating. A PVCu window overlooks the front aspect, providing natural light and a pleasant view. Conveniently, there is access to both the utility room and the breakfast room.

## Breakfast Room

The breakfast room, conveniently situated adjacent to the kitchen features a serving hatch and tiled flooring with underfloor heating. A PVCu door leads to the side porch.

## Utility Room

The utility room is a practical space offering room for two additional appliances, with plumbing available for a washing machine. There is a PVCu privacy diamond window to the front aspect.

## Side Porch

A side porch with PVCu sliding doors providing access to the side aspect of the rear garden.

## First Floor -

### Landing

The landing provides access to the to all three bedrooms and the house bathroom. There is a feature fitted glazed cupboard and two PVCu windows to the front elevation.

### Master Bedroom

A well-proportioned double bedroom with fitted wardrobes with sliding mirrored doors and a further storage cupboard. There are two PVCu windows overlooking the rear garden.

### Bedroom Two

A second generously sized double bedroom with fitted wardrobes and a dressing area. There is PVCu window's to the side and rear elevation. There is potential to extend the second bedroom over the dining room to create additional living space (subject to the relevant planning permissions).

### Bedroom Three

A third double bedroom with a PVCu window to the front

elevation. There is a loft hatch providing access to the loft which is not boarded. Again, there is potential to extend the third bedroom over the garage to create additional living space (subject to the relevant planning permissions).

### House Bathroom

A spacious fully tiled house bathroom comprising of a WC, a wash basin, a bidet, a shower cubicle with a glass screen and a large corner bath. There is a PVCu privacy window to the front elevation.

### Exterior

The standout feature of this property is undoubtedly its expansive plot and enchanting wrap-around gardens. Accessible through electric gates, a printed concrete driveway leads to a single attached garage equipped with an electric door. The driveway offers parking space for up to five cars! The front of the property showcases a meticulously maintained lawn adorned with mature trees and shrubs, contributing to its curb appeal. Moving to the side, a south-oriented lawn, a patio area, and flourishing apple and pear trees create a charming outdoor space. Additionally, there is a useful summerhouse! At the rear, a further lawn is complemented by a paved pathway providing easy access to both the front and the conservatory.

### 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.



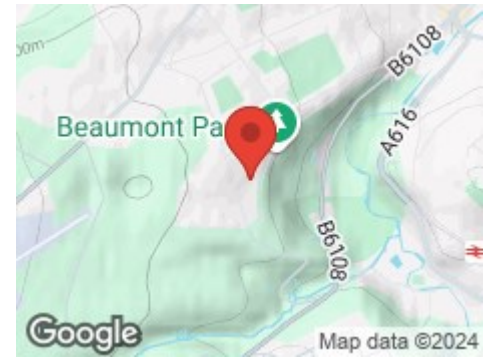
## Road Map



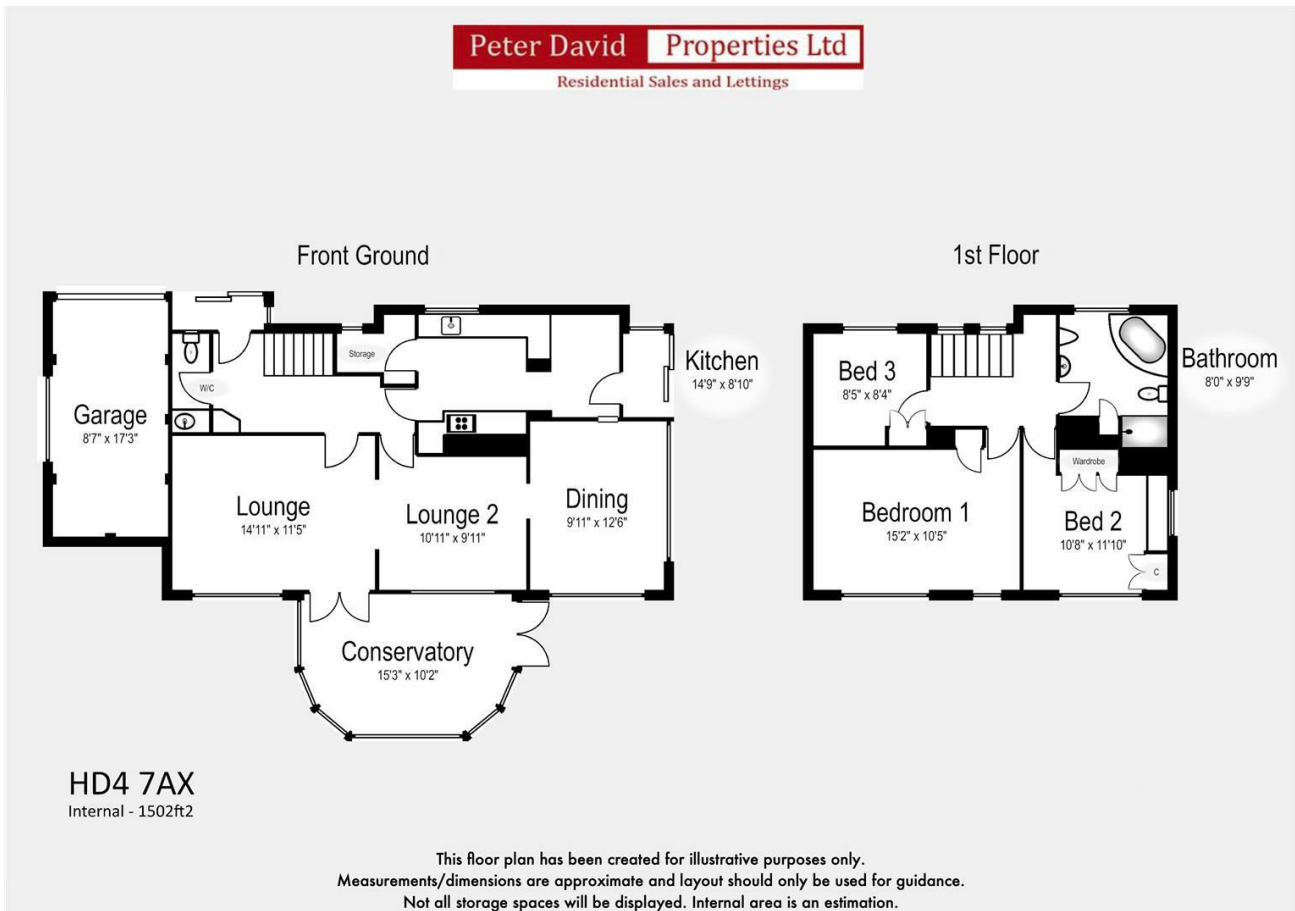
## Hybrid Map



## Terrain Map



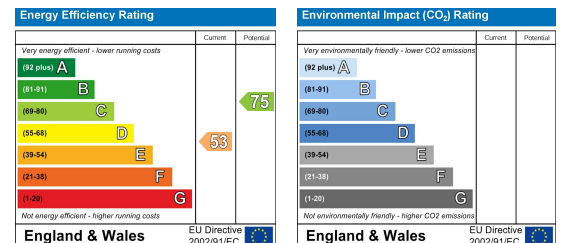
## Floor Plan



## 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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