Peter David Properties Ltd

Residential Sales and Lettings

63 Gledholt Bank

Gledholt, Huddersfield, HD1 4HE

Offers in the region of £375,000

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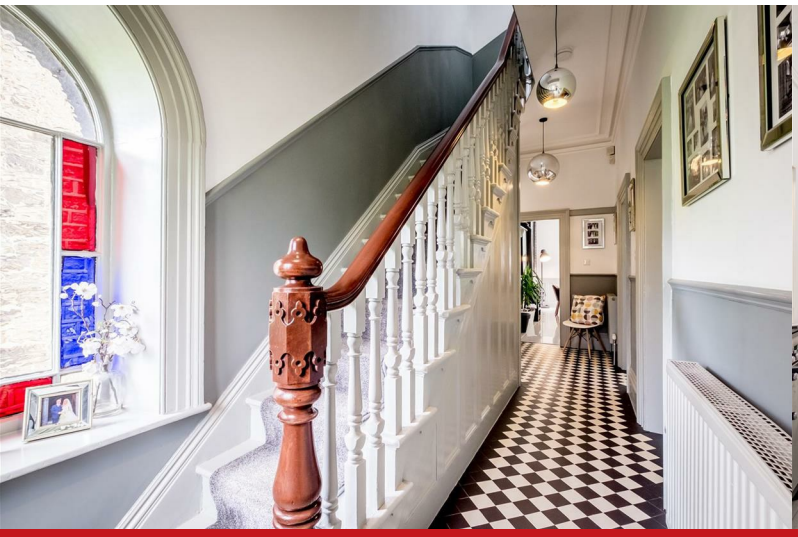

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Ground floor -

Entrance Hallway

Enter this stunning property through a large, composite door into a spacious and welcoming entrance hallway showcasing an array of superb original features. The hallway boasts a beautiful Victorian tiled floor, ornate cornices and ceiling roses, there is an impressive, stained glass, arched window to the side aspect along with an additional composite door. Providing access to the living room, kitchen, dining area, cellar and with a beautifully restored staircase rising to the first floor, this entrance hallway definitely has the wow factor!

Living Room

A well appointed living room offering a wealth of original features from ornate cornicing to the wooden dado rail spanning the room. Solid wood flooring flows throughout and there is a large PVCu window with three separate panels to the front aspect allowing plenty of natural light to flow in. A grey marble fireplace with tiled hearth and inset gas fire offers an attractive focal point.

Kitchen

This room, along with the attached dining area, is the heart of this home and provides a perfect space to entertain, as well as relax in. The kitchen features white high gloss wall and base units with granite work surfaces, a stylish tiled splashback and a tiled ceramic floor. Integrated appliances comprise; a Rangemaster oven with hob, built in extractor fans, a dishwasher and a microwave. There is also a freestanding American style fridge/freezer, a sunken stainless steel sink and a modern, vertical white radiator. An island provides additional kitchen storage space and also a breakfast bar with three matching stools. A stylish drop down light provides ambient lighting and a large PVCu bay window to the rear aspect gives the room a light and airy feel.

Dining area

An impressive dining area situated next to the kitchen offering a contemporary space to relax in whilst also retaining the originality of the property. The room benefits from a dual aspect with two PVCu windows, wooden panelled walls and an attractive, feature brick wall. A wood burner with exposed flue gives the room a modern twist and there are also three drop down light fittings to the dining area. Large ceramic floor tiles flow throughout.

Cellar

The lower ground floor features an extensive network of rooms stretching across the whole of the property and offers the potential to provide additional living space. The cellar is also accessible from the exterior and subject to the usual constraints could also be converted into a self contained annexe.

First floor -

Landing

A beautiful landing area providing access to all the first floor bedrooms and the shower room. Original floorboards flow throughout and two drop down light fittings give a contemporary feel. A splendid, large arched PVCu window dominates the front wall and allows plenty of light flow in. A second staircase leads from the landing to the second floor.

Bedroom Two

A tastefully decorated double bedroom benefiting from a large PVCu window to the front aspect and an arched PVCu window to the side. The room features two fitted wardrobes to the alcoves with a beautiful marble fireplace with tiled hearth to the centre of the chimney breast. Original, stained floorboards flow throughout all the first floor bedrooms.

Bedroom Three

Located at the rear of the property, this double bedroom features an attractive custom made storage cupboard to the alcove and a PVCu window to the rear elevation. An original cast iron fire place with ornate tiles and a stunning marble surround gives the room a luxurious feel.

Bedroom Four

A fourth double bedroom with a large PVCu window to the rear aspect. There is also a loft hatch providing access to the loft space.

Shower Room

A partially tiled shower room with ceramic tiles to the floor and ornate grey tiles to the shower area. There are two PVCu privacy windows to the side aspect. The room has a WC, his and hers wash basins set in a vanity unit and a shower cubicle with a large waterfall shower. There has been no compromise on quality with high end fittings and the room also benefits from an attractive white, vertical radiator.

Second floor -

Landing
A useful, carpeted landing area providing access to the Master Bedroom suite with a PVCu window to the side aspect and feature wallpaper to the wall rising up the stairs. Also benefiting from eaves storage space.

Master Bedroom
A unique and contemporary master bedroom suite situated on the top floor with two velux roof windows and a circular window to the front aspect. A luxurious deep pile, grey carpet flows throughout and the room provides ample space for furniture and varying storage options.

En-suite Bathroom
Step into this stunning en-suite bathroom and the first thing you see is the luxurious, silver, freestanding roll top bath. The room also features a double, walk-in shower enclosure with a rainfall and handheld shower, a WC and a wash basin. There are wood effect ceramic tiles to the floor and ornate, grey tiles to the shower and wash basin splashback. Two velux windows provide plenty of natural light and the bathroom also features a chrome towel rail.

Exterior
To the front there is an elevated lawn with established beds and mature shrubs. A tarmac pathway provides a pleasant seating area and also leads down the side of the property to the rear driveway. To the rear, the property offers an excellent degree of privacy in this beautiful, enclosed garden with a lawn area and surrounding shrubs. There is a driveway providing off-road parking for two cars behind an electric gate with an intercom system. The current owners also lease an additional piece of land to the rear of the property providing additional garden space.

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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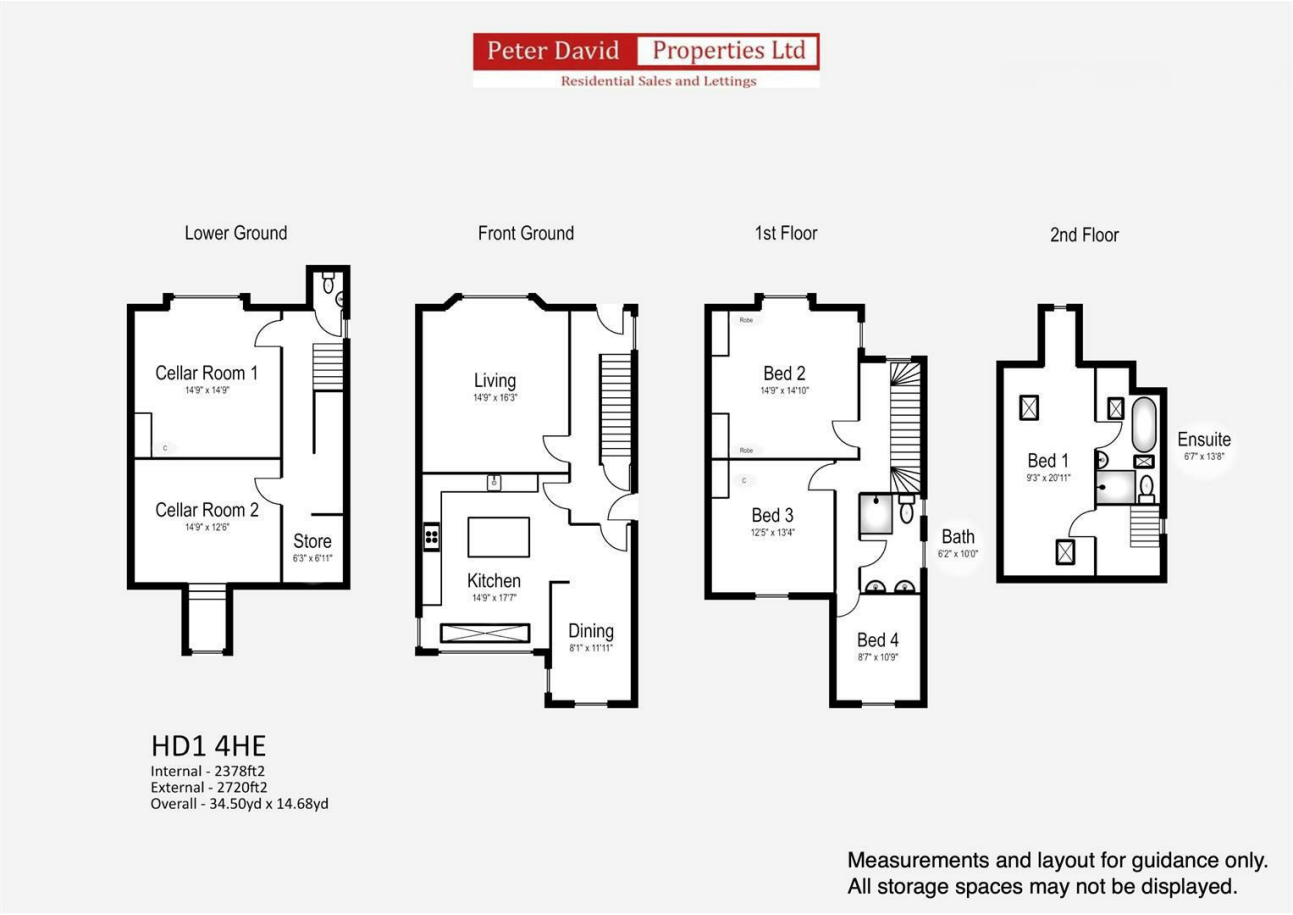
Road Map

Hybrid Map

Terrain Map

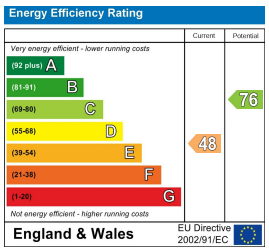
Floor Plan

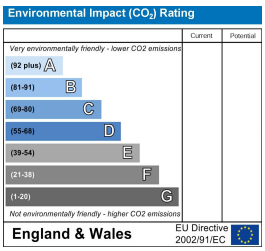


Viewing

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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5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk