

# Peter David

# Properties Ltd

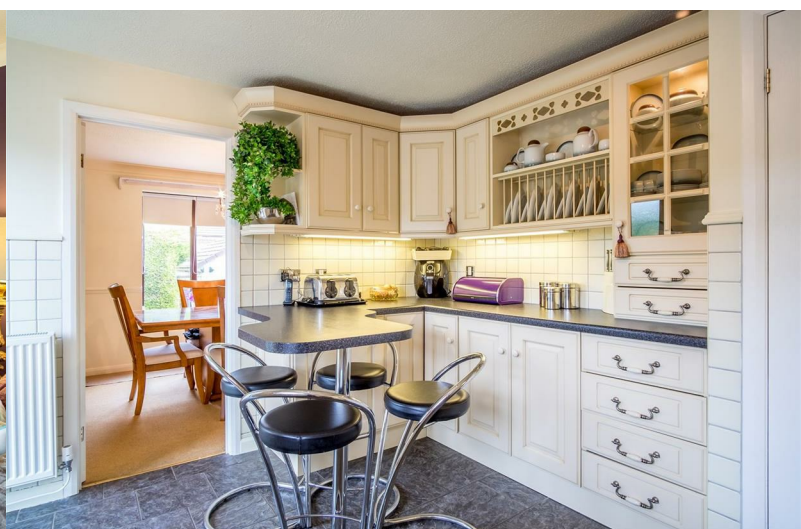
Residential Sales and Lettings



## 6 Broombank

Huddersfield, HD2 2DJ

Price guide No Price



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**\* FOUR BEDROOM DETACHED PROPERTY \* LARGE PLOT OF LAND FOR SALE \* IMMACULATEDLY PRESENTED \***

**4 BEDROOM DETACHED HOUSE FOR SALE WITH ADDITIONAL OPPORTUNITY TO PURCHASE A LARGE PLOT OF LAND ADJACENT TO THE PROPERTY (CURRENTLY THE GARDEN)**

**HOUSE WITH GARDEN TO REAR £289,950  
PLOT OF LAND £55,000**

A rare opportunity has arisen to purchase this original DOUBLE PLOT. This FOUR bedroom family detached home sits adjacent to a piece of land (currently the garden) that was originally a second plot for an additional four bedroom detached home. We are offering this exciting opportunity to purchase the property and land individually or as a whole.

The FOUR bedroom DETACHED property sits on a SUBSTANTIAL PLOT in QUIET CUL-DE-SAC location, boasting large and enclosed PRIVATE GARDENS, a DRIVEWAY (with parking for two cars), a DOUBLE GARAGE, half of which has been converted into an office, and a SUMMER HOUSE.

To the ground floor, the property comprises: an entrance hallway, a WC, a kitchen/diner, a living room and a dining room. To the first floor the property features: a master bedroom with en-suite, and an additional three double bedrooms and house bathroom.

**VIEWING IS HIGHLY RECOMMENDED.**

### **Entrance Hallway**

Accessed via a wood double glazed door, the staircase provides access to the first floor accommodation. The hallway benefits from ceramic floor tiles which extends through to the WC and kitchen/diner. Providing access to the living room, the kitchen diner and the ground floor WC.

### **WC**

A fully tiled, useful and modern WC room with a vanity unit with in-built hand basin, WC and chrome towel rail. There is a solid wood window to the front aspect.

### **Kitchen/Diner**

The kitchen has grey ceramic flooring, cottage-style wall and base units and black/grey work surfaces. Featuring integral

appliances, including: a dishwasher, a fridge freezer, a washing machine, a microwave, an electric double oven, a five ring induction hob with an extractor fan. The kitchen also benefits from tiled splashback, an inset stainless steel sink and drainer with and a breakfast bar. There solid wood window and door to the side aspect. Access to the dining room.

### **Living Room**

Leading from both the entrance hallway and dining room into this dual aspect living room which extends across the full length of the house. There is plenty of natural light from a large window to the front aspect and solid wood french doors to the rear. Its provides a solid wood floor and the focal point of the room is the fireplace, which houses a gas fire and has a marble surround.

### **Dining Room**

Double doors lead from the living room into this grand and luxurious dining room, a perfect space to entertain guest with beautiful views to the rear garden. Also benefiting from a large under-stair storage cupboard and a solid wood window to the rear aspect.

### **Landing**

Providing access to all first floor accommodation and also benefiting from a large over the stairs storage cupboard.

### **Master Bedroom**

A master bedroom featuring neutral built in wardrobes and a dressing table. There is a solid wood double glazed window to the front elevation.

### **En-suite**

A fully tiled en-suite, briefly comprising: a large walk in shower cubicle, a WC, a vanity unit with hand basin. Also featuring chrome radiator and large mirror over the vanity unit. Benefiting from ceramic tiled flooring and double glazed solid wood window to front elevation.

### **Bedroom Two**

A second double bedroom with large built-in wardrobes and dressing table. There is a solid wood double glazed window to the front elevation.

### **Bedroom Three**

A third double bedroom with built in storage cupboards. There is a solid wood double glazed window to the rear elevation.

### Bedroom Four

A fourth double bedroom with built-in wardrobe and desk. There is a solid wood double glazed window to the rear elevation.

### House Bathroom

A partially tiled house bathroom with a three piece suite, briefly comprising: a bath with overhead shower, a WC, and a vanity unit with a hand basin. There is a solid wood double glazed window to the rear elevation.

### Summer House/Garage and Office

A beautiful summer house sits in the garden, a lovely space to unwind. Also benefiting from a stand alone double garage half of which has been transformed into an office space

### Exterior

This property truly benefits from the external space, a large private and enclosed garden surrounds the property with a patio area, large grassed area, a summer house and a double garage (half of which has been transformed into an office space).

### LAND

The land can be purchased with the property at an additional cost of £55,000, this can either be kept in its current form or split down the boundary line to build an additional four bedroom detached property Access to the second property would be separate

### 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



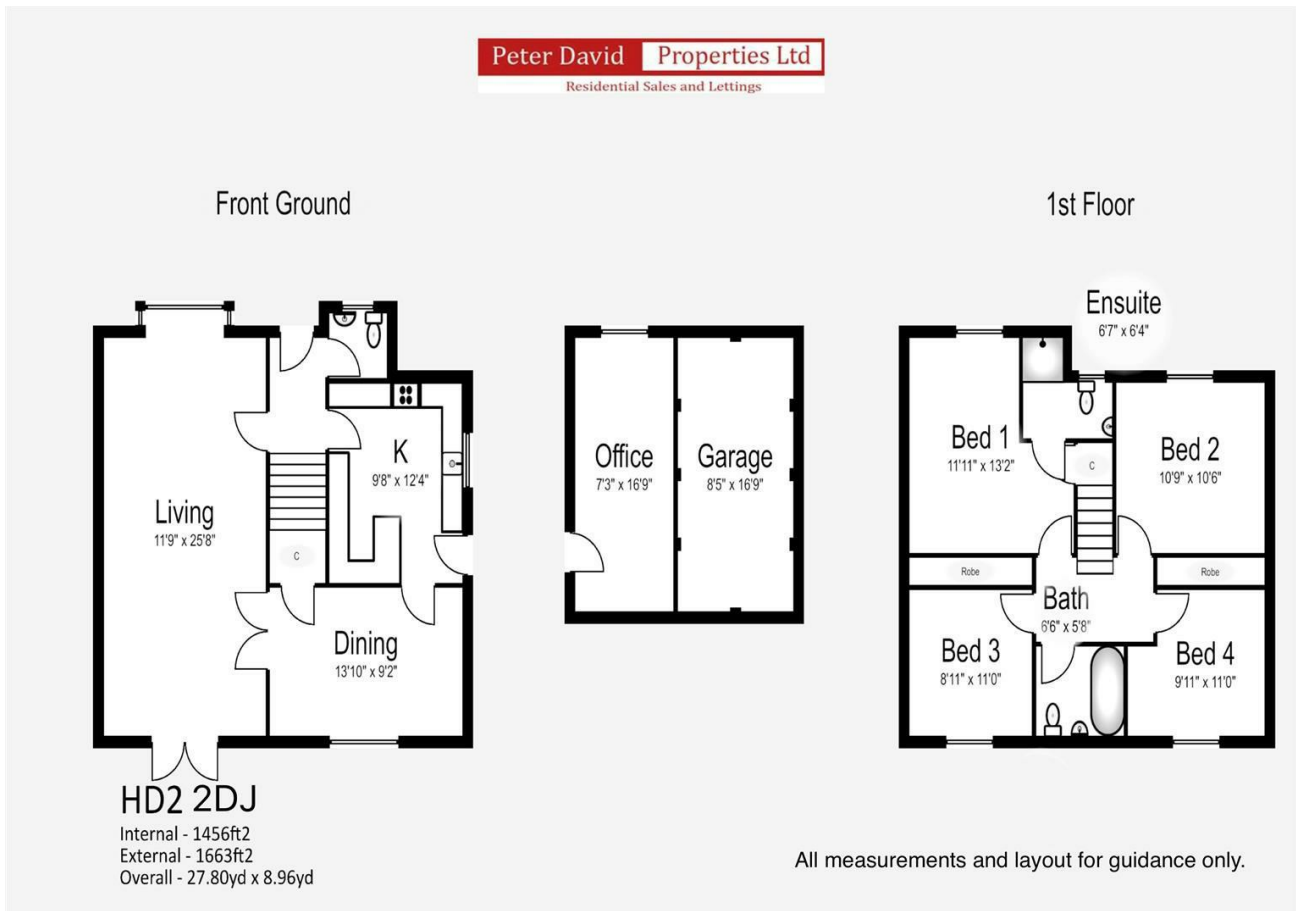
## Hybrid Map



## Terrain Map



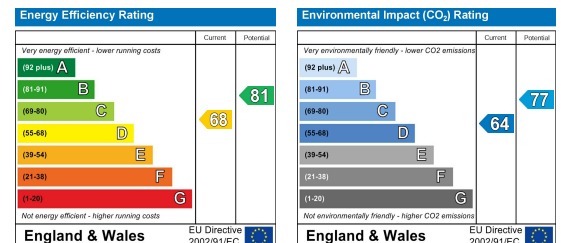
## Floor Plan



## 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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