

Peter David

Properties Ltd

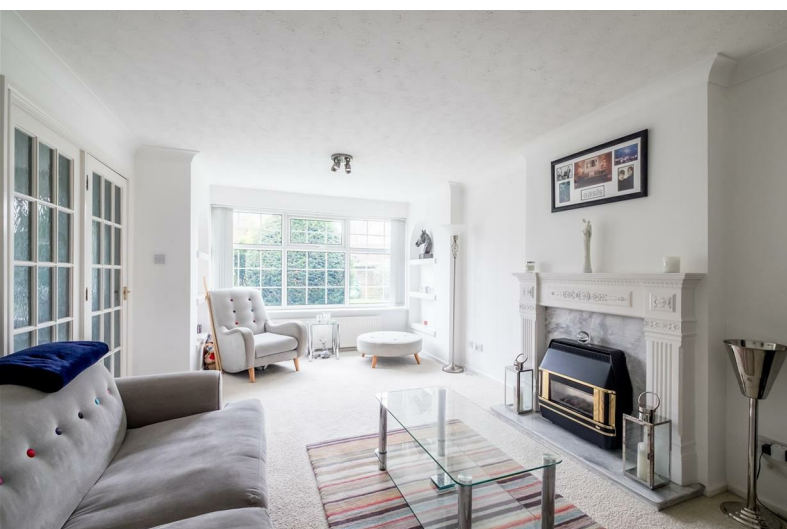
Residential Sales and Lettings



102 Redwood Drive

Bradley, Huddersfield, HD2 1PW

Offers in the region of £370,000



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Entrance Hallway

Enter the property via a PVCu front door into a spacious entrance hallway providing access to the living room, dining room, kitchen/diner, WC and integral garage. There are stairs rising to the first floor and a neutral carpet flows throughout.

Living Room

Double doors with glass panels lead into a well appointed living room with a large PVCu window to the front aspect allowing plenty of natural light. There is a gas fire set on a marble hearth with a white wooden surround and built in shelving to each side of the window.

Dining Room

Double doors lead into the dining room which features a blue carpet and there is a PVCu window to the rear aspect. Another set of double doors with glass panels provide access to the conservatory.

Conservatory

A large conservatory situated to the side of the property with solid wooden flooring and PVCu windows to all sides. Double PVCu doors leading out to the rear garden.

Kitchen/Diner

Set to the rear of the property is the kitchen/diner with wood effect matching wall and base units, red gloss worktops with a matching splashback to the back of the hob and laminate flooring. Integrated appliances comprise of; an electric oven, a microwave oven, a five ring gas hob and an extractor fan. There is also space for a further three appliances, including plumbing for a washing machine and space for a freestanding fridge/freezer. There are two PVCu windows to the rear aspect and a PVCu door leading out to the rear garden. There is also ample space for a dining table.

Study/Garage

An integral garage currently used as an office space and a storeroom.

Ground floor WC

A WC comprising a WC and wash basin and with a PVCu privacy window to the side aspect.

Landing

An open landing area providing access to all bedrooms and the house bathroom. There are also two storage cupboards and a PVCu window to the side elevation. A grey carpet flows throughout.

Master Bedroom

A master bedroom benefiting from a fitted wardrobes and two storage cupboards across one wall. There is a PVCu bay window to the front aspect. Laminate flooring flows throughout.

En-suite Bathroom

A partially tiled en-suite with a PVCu privacy window to the side aspect and comprising a WC, wash basin set over a tiled vanity cupboard and a bath with overhead shower and glass screen. There is also a mirrored wall cabinet.

Bedroom Two

A double bedroom with a neutral carpet and a PVCu window to the rear elevation. There is a fitted wardrobe to one wall.

Bedroom Three

A third double bedroom with a neutral carpet and two PVCu windows to the front elevation.

Bedroom Four

A fourth double bedroom with laminate flooring and a PVCu window to the rear elevation.

House Bathroom

A partially tiled house bathroom with a PVCu privacy window to the rear. The bathroom comprises; a WC, a wash basin and a bath with overhead electric shower.

Exterior

Situated on a large, corner plot, this property boasts private gardens to both the side and rear. The rear of the property is predominately lawned with surrounding mature shrubs and trees. There is a rockery to the centre and a paved pathway running around the property. To the side there is a garden shed and a lawn which flows to the front separated by a wall. To the front there is an additional lawn with various flower beds and mature shrubs. There is driveway parking for two cars leading to an integral garage.

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.

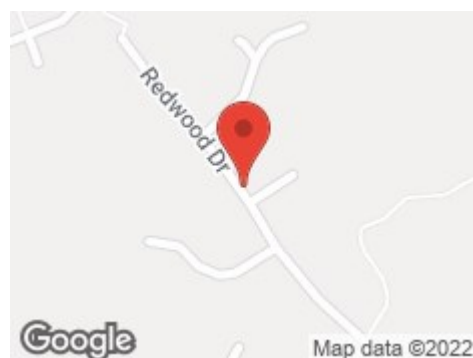
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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



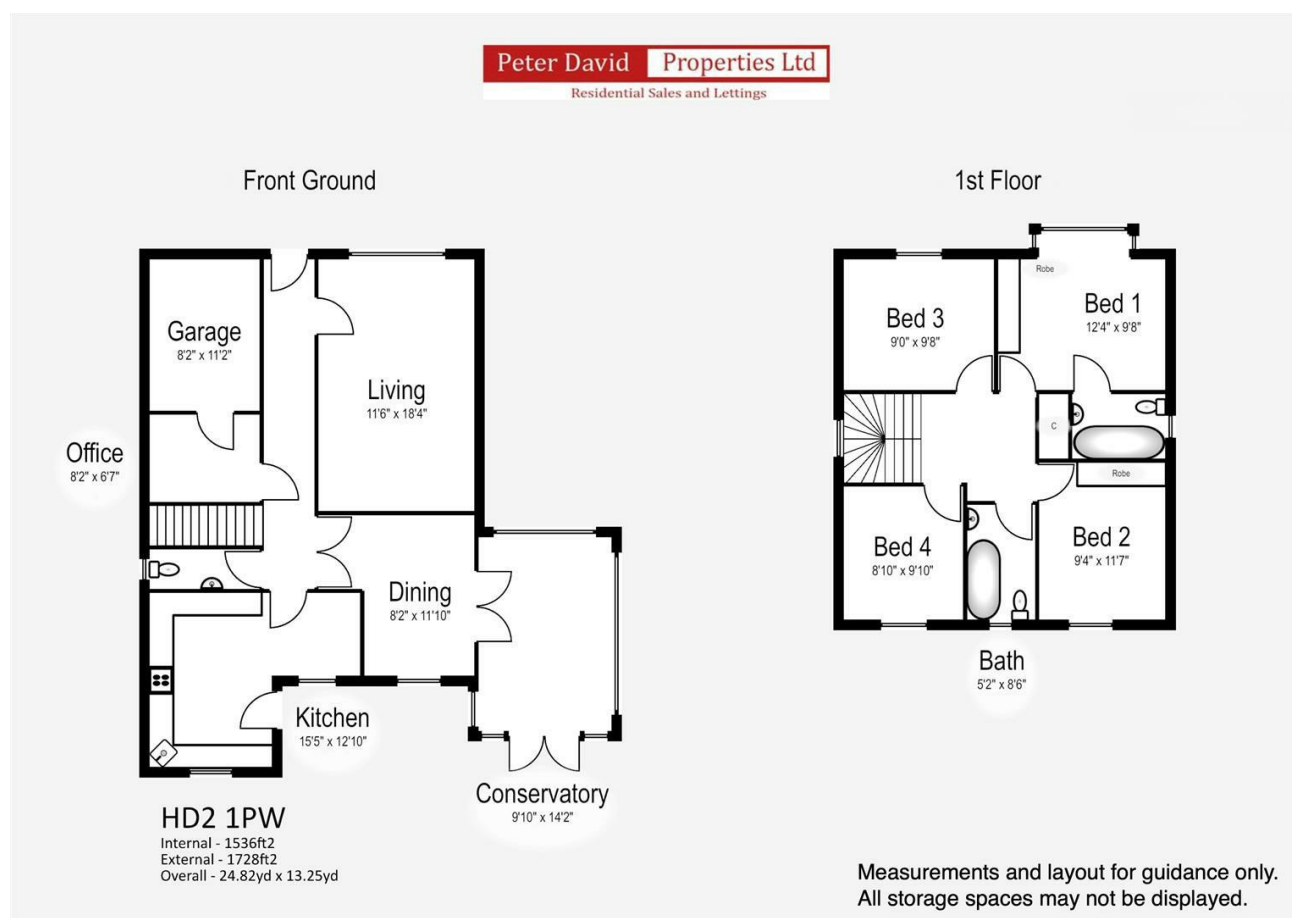
Hybrid Map



Terrain Map



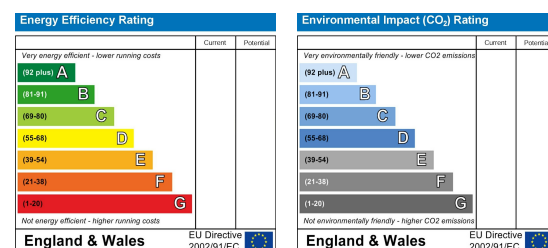
Floor Plan



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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