



2 Redwood Drive, Bradley, Huddersfield, HD2 1PW

Asking Price £390,000

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Enjoying GENEROUS PRIVATE LANDSCAPED GARDENS with POTENTIAL TO EXTEND (subject to all necessary consents). Situated on the former Gatehouse plot, is this immaculately presented four bedroom detached property which enjoys a pleasant wooded aspect to the front and tree lined backdrop, having been built independently to the Redwood Drive estate and therefore exempt from the associated monthly leisure facility fees.

This lovely home has a block paved driveway with electric gates, larger than average garage with utility space and beautiful gardens with hot tub, ideal for entertaining in the summer months. Being conveniently located for access to the M62 motorway network and well placed for local schools, farm shop, petrol station and Asda supermarket making this an ideal purchase for a young family/professional couple.

Having a gas central heating system, uPVC double glazing, CCTV, security alarm and accommodation comprising: entrance hall with built in storage, wc, spacious lounge, dining room with French doors to the garden and fitted kitchen with integrated appliances. At first floor there is a landing, master bedroom with stylish en-suite shower room, three further bedrooms and family bathroom.





## GROUND FLOOR:

### Entrance Hall

This welcoming entrance hall has a composite double glazed door, inset LED down lighters (on motion sensor), wall mounted push button panel for the electric gate, ceiling coving, central heating radiator, cloaks cupboard, internal door to the garage and a spindle balustrade staircase which rises to the first floor.

### Cloakroom/WC

Furnished with a corner hand wash basin with chrome water fall style monobloc tap, low flush WC and chrome heated towel rail. There is also an LED downlighter, extractor fan and this room houses the wall mounted Ideal gas fired central heating boiler.

### Lounge

14'8" x 14'1" (4.47m x 4.29m)

This well proportioned reception room has a uPVC window to the front which enjoys a pleasant wooded aspect, there is also a decorative ceiling rose, ceiling coving, wall light points, dado rail decor, a central heating radiator and fireplace surround with decorative tiled interior and flame effect gas fire. Twin timber and bevelled glass doors open into the dining room.

### Dining Room

10'3" x 9'5" (3.12m x 2.87m)

This can be accessed from either the kitchen or lounge and has a set of uPVC double glazed French doors which open out onto the private rear garden, which also enjoy a lovely wooded aspect. The dining room also has a decorative ceiling rose, ceiling coving and a central heating radiator.

### Kitchen

10'11" x 9'5" (3.33m x 2.87m)

The kitchen enjoys a similar tree lined aspect via the uPVC double glazed window, there are inset ceiling downlighters, laminate flooring and a central heating radiator. The kitchen is fitted with a range of base and wall units with working surfaces over, drawers, inset single drainer sink with chrome monobloc tap and tiled splash backs. There is a dresser style unit with a glazed display, glass shelving and downlighters, plate rack and cupboard with drawers beneath. There is also a four ring gas hob with extractor hood over, electric fan assisted oven

beneath, integrated dishwasher and fridge, wine rack and concealed lighting beneath the wall cupboards.

## FIRST FLOOR:

### Landing

The landing has inset LED downlighters.

### Master Bedroom

12'6" x 11'4" (3.81m x 3.45m)

This comfortable double room has two uPVC double glazed windows enjoying a wooded aspect to the front. There are two wall light points, dado rail decor, a central heating radiator and a twin double door wardrobe with pelmet down lighters and adjacent chest of drawers. A door provides access to the en suite shower room.

### En suite Shower Room

This modern suite has inset LED downlighters, an extractor fan, electric shaver point, chrome ladder style heated towel rail, floor to ceiling tiled walls and a fully tiled floor which incorporates under floor heating. The suite comprises of a wall hung vanity unit with an LED lit/heated mirror over, wash basin with chrome monobloc tap, low flush WC and shower cubicle with bi fold door and chrome shower fitting, incorporating fixed shower rose and separate showerhead attachment.

### Bedroom 2

9'1" min / 12'8" max x 9'6" (2.77m min / 3.86m max x 2.90m )

A double room with uPVC double glazed window looking out over the rear garden with wooded aspect beyond. There is also a central heating radiator and fitted wardrobes.

### Bedroom 3/Home Office

8'8" x 7'8" (2.64m x 2.34m)

This bedroom is currently used as an office. Fitted with a uPVC double glazed window to the front which enjoys a pleasant wooded aspect. There is also a central heating radiator, access to the loft via a ceiling hatch and a built-in wardrobe with fitted cloaks rail and storage above.

### Bedroom 4

8'9" x 6'7" (2.67m x 2.01m)

This fourth bedroom is situated to the rear with uPVC double glazed window overlooking the garden with woodland views beyond. There is also a central heating radiator.

## Bathroom

The bathroom has ceiling down lighters, extractor fan, frosted uPVC double glazed window, chrome ladder style heated towel rail and electric shaver socket. Being fitted with a Jacuzzi style panelled bath with curved shower screen and chrome shower fitting over, low flush WC and vanity unit incorporating wash basin with chrome waterfall style monobloc tap with LED heated mirror above.

## OUTSIDE:

The property has CCTV which can be controlled via a phone app and security alarm.

To the right hand side of the house there is a walled garden which offers a good degree of privacy and has planted shrubs, shaped lawn with central ornamental pond, timber decking, external power point and dawn to dusk lighting. From here access can be gained to the rear garden which has a herringbone block paved patio, external power points, wall mounted down lighters and rockery with planted shrubs. To the rear of the garage is a Canadian spa hot tub with sensor lighting and LED down lighters. Patio steps give access to a generous level lawned garden with flowers and shrubs, flagged patio and secure timber gate which gives access to the woodland.

The property is approached through two brick gate posts with a sliding electric gate which opens onto a block paved driveway providing off road parking and in turn leads to a garage/utility. The garage/utility measures 18'10 x 12'. This is a larger than average single garage which has motion sensor lights, electric roller door, courtesy door giving access to the hall and a further door leading to the rear garden. There are hot and cold water taps, worktop with under counter space for appliances, plumbing for automatic washing machine and additional roof void storage.

## DIRECTIONS:

Leave Huddersfield Bradford Road. Passing through the traffic lights at Hillhouse and Fartown Bar, proceed on the main road passing through the roundabout at the Asda supermarket. At the roundabout at Bradley Bar turn right onto Bradley Road and continue along this road. Turn right into Redwood Drive where the property can be found immediately on the right hand side at the entrance to the development.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## TENURE:

Freehold

## COUNCIL TAX BAND:

E

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

Please call our office to book a viewing on 01484 530361.







**Approximate total area<sup>(1)</sup>**

112.2 m<sup>2</sup>  
1209 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>  
7 ft<sup>2</sup>

| Energy Efficiency Rating                    |   |                         |           |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   | Current                 | Potential |
| (92-100)                                    | A | 73                      | 8         |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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