

Peter David

Properties Ltd

Residential Sales and Lettings



1 The Hudson

Wyke, Bradford, BD12 8HZ

£290,000

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Peter David Properties are pleased to present to the market this IMMACULATEDLY PRESENTED family home. The property is a LINK DETACHED, and offers a LARGE GARAGE, as well as a DRIVEWAY, and an enclosed rear garden.

Internally, the property has been renovated within the last three years, and briefly comprises: an entrance hallway, a kitchen, a spacious living room, a conservatory, a ground floor shower room, three bedrooms, and a house bathroom. Externally there is a good size rear garden which is easy to maintain with a patio, a potting shed, and pleasant shrubbery. There is also a driveway at the front allowing off road parking for three cars. The property is ideally situated in Wyke which has great access to Leeds, Brighouse, Huddersfield and Manchester for those who commute. Contact Peter David Properties to arrange your viewing today.

Entrance Hallway

Providing access to the property through a composite door to the side aspect.

Kitchen

A modern kitchen which is less than three years old and benefits from space to dine. Briefly comprising: a four ring electric hob and oven, an integral fridge, and a composite 1 ½ sink and drainer. Further benefitting from matching wall and base units, a tiled floor, and a spotlight ceiling. Window to the front aspect.

Garage

The garage benefits from a utility space which has wall and base units, a stainless steel sink and drainer, plumbing for a washing machine, and space for additional appliances. There is an internal door to the kitchen, an external door to the rear garden, and an electric door to the front.

Living Room

A large and spacious living room with a solid oak floor and a

useful storage cupboard housing the Vaillant boiler. There is a feature living flame gas fire set in a marble hearth and surround, with a wooden fire place. With two patio doors to the conservatory.

Conservatory

A good size conservatory which has had new glass in the last three years. There is a wood effect laminate floor, wall lighting, and patio doors into the rear garden.

Ground Floor Shower Room

The property benefits from a ground floor bathroom comprising: a WC, a hand basin in a vanity storage unit, and a large walk in shower. With fully tiled walls, a spotlight ceiling, and a chrome heated towel rail. Window to the front aspect.

Landing

Providing access to the first floor and access to the loft space. With a window on the stairs to the side aspect.

Bedroom One

A good size double bedroom which benefits from built in wardrobes to one corner, a built in dresser, drawers and storage space. The room is neutrally decorated and has a window to the front elevation.

House Bathroom

An immaculately presented house bathroom comprising: a WC, a hand basin in a vanity storage unit, a bath with a shower on the taps, and a chrome heated towel rail. With tiled fully walls, a spotlight ceiling, and a window to the front elevation.

Bedroom Two

A second double bedroom which has a window to the rear aspect. There is also a large walk in wardrobe which has wardrobe space to both sides with sliding doors, and a spotlight ceiling.

Bedroom Three

A neutrally decorated single bedroom with a window to the rear elevation.

External

Externally, the property benefits from off road parking on a driveway for three cars to the front aspect, leading to the garage. There is a path to the side of the property with lots of pleasant trees and plants, leading to the rear garden. The rear garden is a good size and offers a patio, a potting shed, and lots of beautiful plants and trees.

Directions

For Satnav please use the postcode BD12 8HZ.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, 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



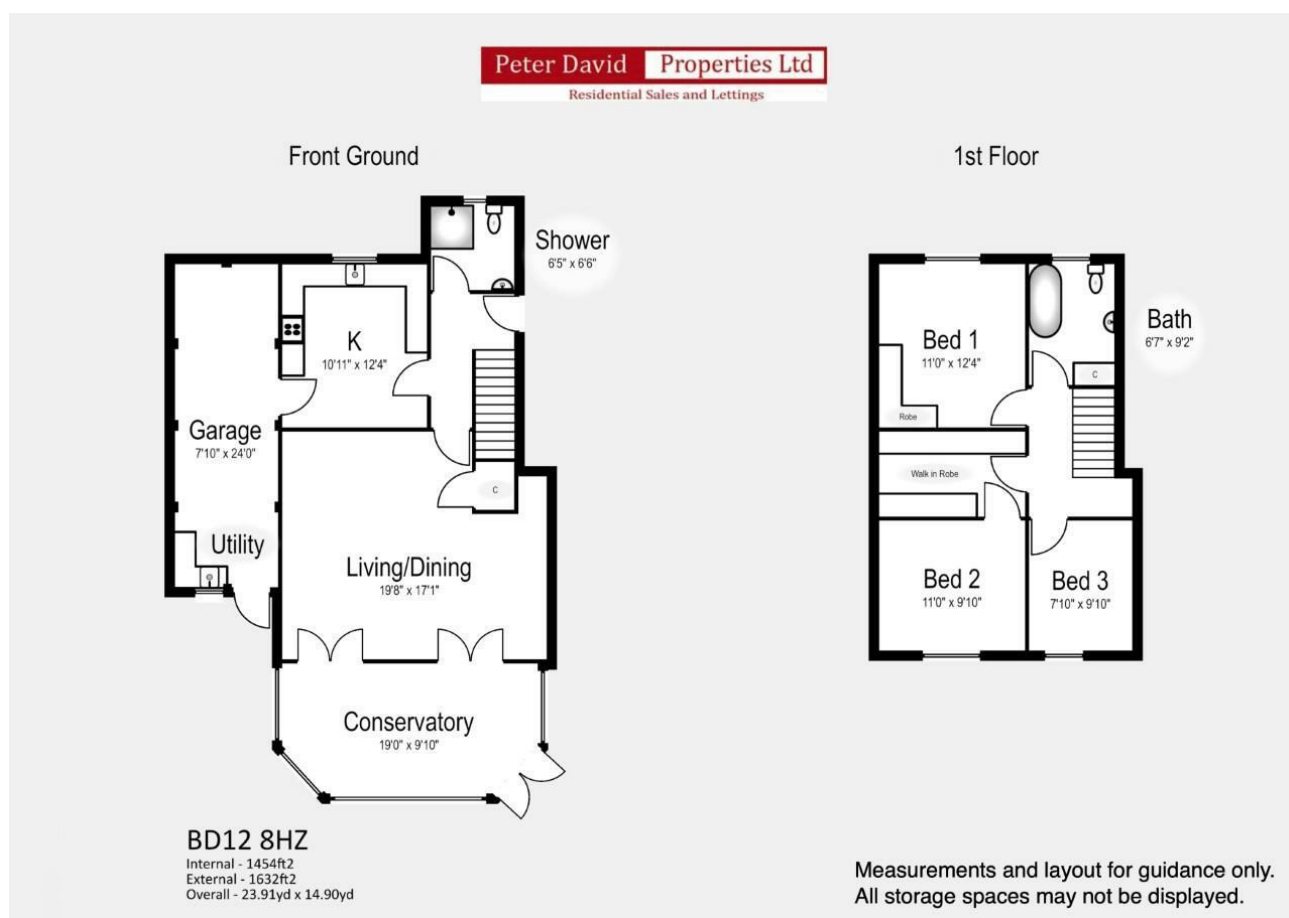
Hybrid Map



Terrain Map



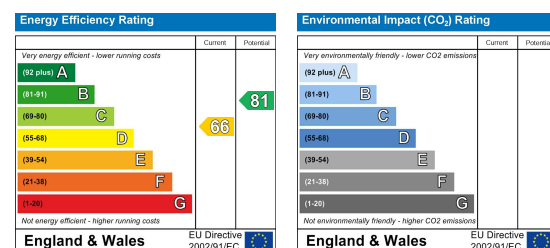
Floor Plan



Viewing

Please contact us on 01484 719191 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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