

# Peter David

# Properties Ltd

Residential Sales and Lettings

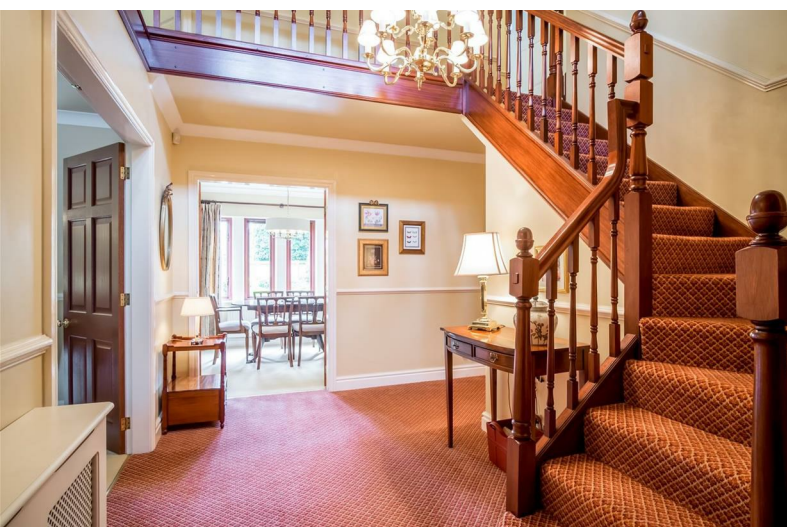


## 3 Somerset Avenue, Woodhouse, Brighouse

Woodhouse, Brighouse, HD6 3TR

**£595,000**

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SAVE ON STAMP DUTY. Peter David properties are pleased to present to the open market this EXECUTIVE DETACHED FOUR BEDROOM property, located in the SOUGHT AFTER LOCATION of Woodhouse. The property has a LARGE DRIVEWAY, allowing off road parking for multiple cars, a LARGE DETACHED DOUBLE GARAGE, and gardens to the front and rear. This is an ideal family home, with four double bedrooms, and spacious living accommodation. Gas central heating and double glazing throughout. The property is located close to EXCELLENT SCHOOLS, one being Woodhouse Junior and Infant School which has an outstanding OFSTED rating. Also within easy reach of the M62 motorway and within walking distance to the train station with direct links to Leeds, Manchester, and London (direct, no changes to Kings Cross 2¾ hours). Close proximity to Brighouse Town Centre and all local amenities within. Briefly comprising: an entrance hallway, living room, dining room, morning room, ground floor WC, dining kitchen, utility room, and second WC. The first floor has four double bedrooms, a dressing room and a large en-suite to the master, a house bathroom, and access to a fully boarded loft. To the front there are lawned gardens and long driveway. An enclosed rear garden with patio, a gazebo, well maintained lawn and, pleasant shrubbery. This quality property represents good value for money and is perfect for a growing family - contact Peter David Properties to arrange your viewing today.

## Entrance Hallway

A solid wood door provides access to a large reception area. An imposing turned staircase leads to a galleried landing and a useful cloaks cupboard for handy storage.

## Living Room

A spacious living room with a large bay window to the front aspect and double doors, into the rear garden, allowing plenty of natural light. A feature Minster fireplace houses a large wood burning stove.

## Dining Room

A formal dining room with a window to the rear aspect. Access from the entrance hallway and from the living room.

## Cloakroom

Part tiled with WC and hand basin. Window to the front.

## Morning Room

A second informal living room having a large bay window and window seat to the front aspect. Gas fire in surround with built in library shelving to both sides.

## Kitchen

A newly fitted kitchen with bespoke granite work surfaces, matching ivory wall and base units with an inset sink. A centre island gives an informal area for family dining and a large bay window to the rear. A Flavel range cooker with a five ring gas hob and electric double oven, integrated fridge freezer and integrated dishwasher. Access to the utility and a further WC.

## Utility Room

A useful room with a door and window to the side aspect. Ivory base units with inset stainless steel sink and drainer, metro tiling and plumbing for a washing machine.

## Utility WC

A second ground floor WC off the utility room with metro tiling and a hand basin.

## Landing

A galleried landing with an imposing staircase, a useful storage cupboard / wardrobe and access to the fully boarded loft.

## Master Bedroom

A very large master bedroom with a window to the front aspect. Access to both the dressing room and en-suite bathroom.

## Dressing Room

With fitted wardrobes.

## En-Suite Bathroom

A very spacious newly fitted modern en-suite with a walk in shower, separate bath, hand basin, and a WC; neutral tiling to walls and floor. A useful airing / storage cupboard and a window to the rear elevation.

## House Bathroom

The newly fitted house bathroom has a WC, hand basin, bath with a shower attachment, neutral tiling to walls and floor.

A useful airing / storage cupboard and a window to the rear elevation.

### Bedroom Two

A large double bedroom with three built in wardrobes to one wall, a built in dressing unit with drawers. Window to the front elevation.

### Bedroom Three

A double bedroom with built in wardrobes to one wall, a built in dressing unit with drawers. Window to the rear elevation.

### Bedroom Four

A fourth double bedroom with a window to the rear elevation.

### External

Externally the property benefits from being in a small cul-de-sac. Gated access leads to a large double garage and a long block paved drive allowing parking for several cars. The property has lawns to the front, rear and sides. The rear garden being private with a feature patio, gazebo, lawn, pleasant trees and shrubbery which benefits from the sun all day.

### Directions

For Satnav please use the postcode HD6 3TR.

### 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



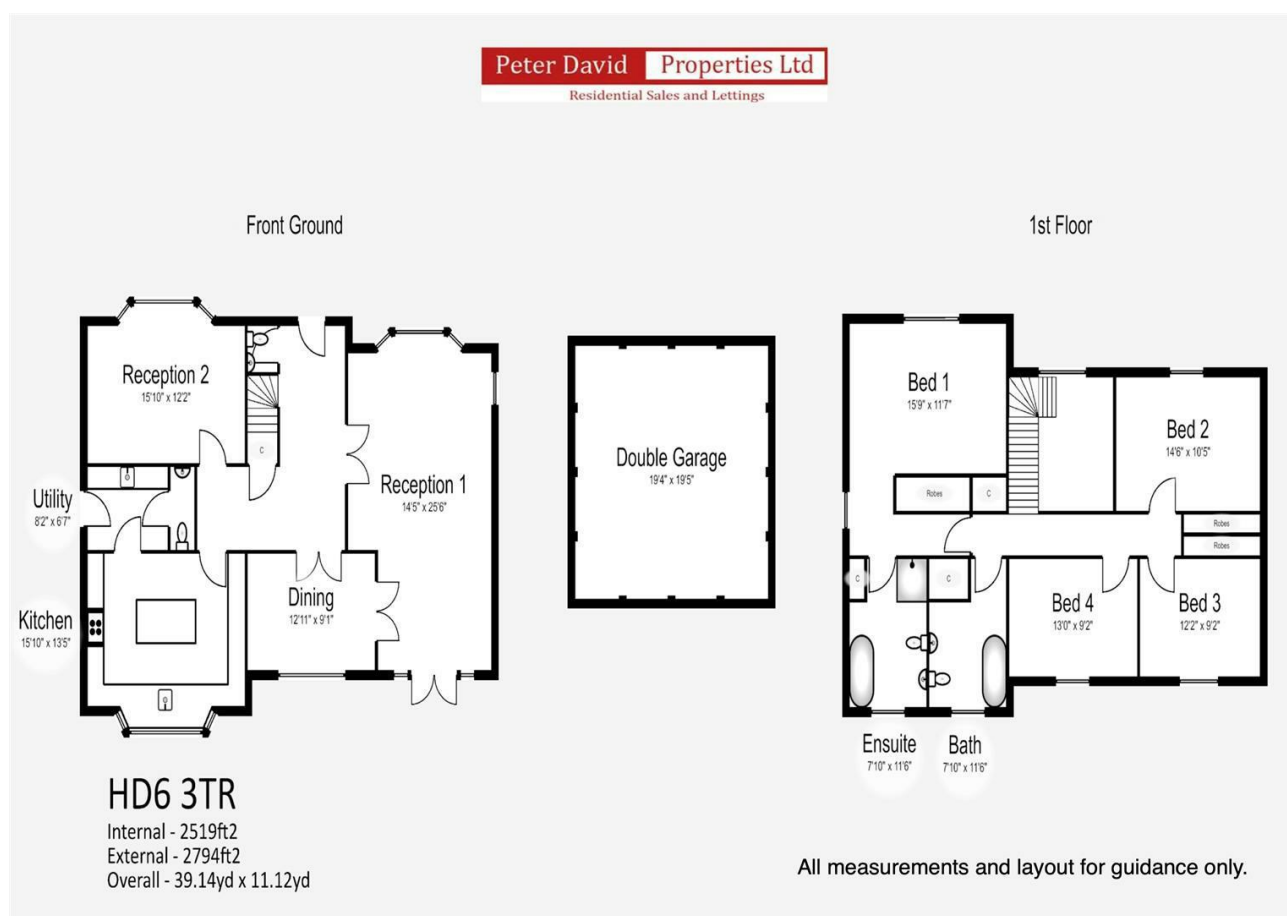
## Hybrid Map



## Terrain Map



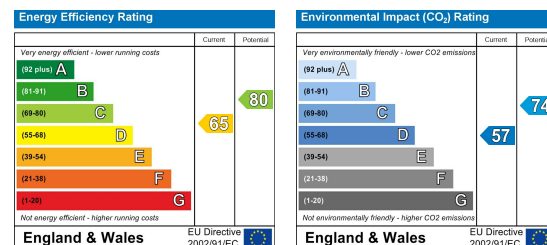
## Floor Plan



## 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



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