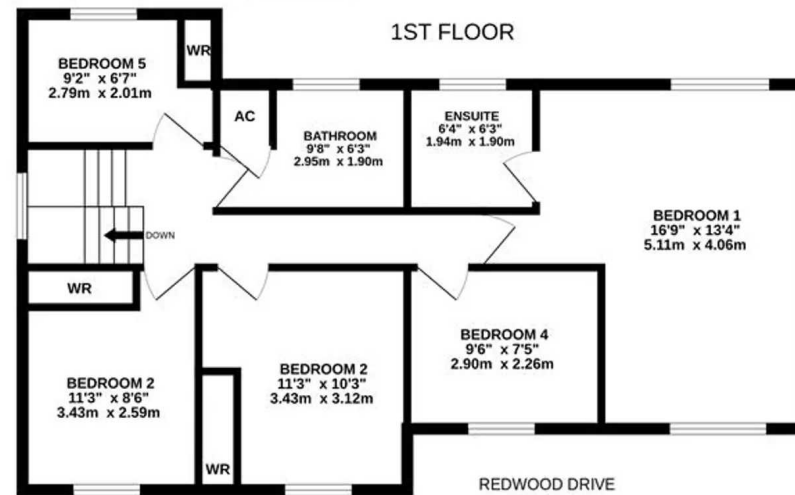
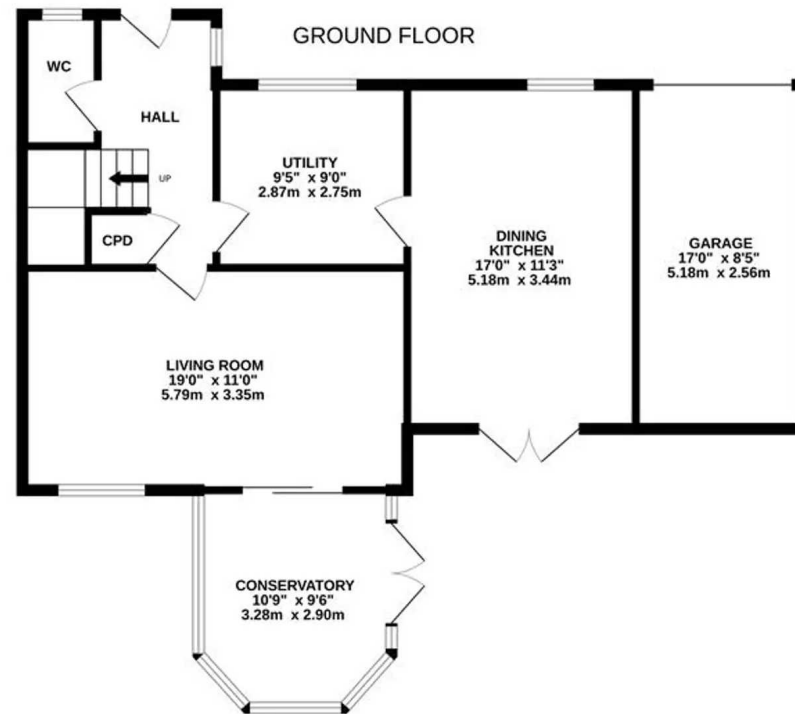




**28 Redwood Drive, Huddersfield**  
Huddersfield

Offers in Region of **£415,000**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Redwood Drive

Huddersfield,

A MODERN FIVE BEDROOM DETACHED FAMILY HOME LOCATED WITHIN THIS APPEALING DEVELOPMENT WITH A LOVELY WOODED APPROACH AND ALSO WITH RESIDENTS HAVING EXCLUSIVE USE OF A WONDERFUL LEISURE COMPLEX WHICH INCLUDES SWIMMING POOL, TENNIS AND SQUASH COURTS, GYM, AND BAR.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Lovely wooded approach
- Use of Leisure complex
- Convenient for junctions 24 & 25 of the M62
- Double width tarmac drive leading to a single Garage





### **ENTRANCE HALL**

Comprises a composite and frosted double glazed door opens into the entrance hall, this has a PVCu double glazed window to the side elevation, decorative ceiling rose with ceiling light point, ceiling coving, central heating radiator and a spindle return staircase rising to the first floor with useful storage cupboard beneath. From the hallways access can be gained to the following rooms:-

### **DOWNSTAIRS W.C**

Dimensions: 1.98m x 0.99m (6'6 x 3'3). With frosted PVCu double glazed window, ceiling light point, central heating radiator and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap and tiled splash back together with a low flush W.C.

### **LIVING ROOM**

Dimensions: 5.79m x 3.35m (19'0 x 11'0). As the dimensions indicate this is a comfortable and well-proportioned reception room which is located to the rear of the property and having PVCu double glazed window looking out over the garden together with PVCu double glazed sliding patio doors giving access to the conservatory. There are two decorative ceiling roses, two ceiling light points, ceiling coving, two central heating radiators and as the main focal point of the room there is a wood burning stove.

### **CONSERVATORY**

Dimensions: 3.28m x 2.90m (10'9 x 9'6). This has PVCu double glazed windows and French doors, there is an insulated pitched ceiling with inset LED downlighters and grey oak effect laminate flooring.



### UTILITY ROOM

Dimensions: 2.87m x 2.74m (9'5 x 9'0). With PVCu double glazed window looking out over the front garden, ceiling light point, central heating radiator, there are shaker style base and wall cupboards with contrasting overlying work tops with tile splash backs, inset single drainer stainless steel sink with chrome mixer tap and under counter space for washing machine and tumble dryer. To one side a door gives access to the dining kitchen.

### DINING KITCHEN

Dimensions: 5.18m x 3.43m (17'0 x 11'3). With a PVCu double glazed window to the front elevation, PVCu double glazed French doors to the rear which open out onto a flagged patio. There are inset LED downlighters, central heating radiator, tile effect laminate flooring and fitted with a good range of shaker style base and wall cupboards, draws, these are complimented by contrasting overlying work tops with tile splashbacks, there is an inset 1.5 bowl single drainer sink with chrome mixer tap, plumbing for dishwasher, five ring stainless steel gas hob with stainless steel extractor hood over, integrated stainless steel electric fan assisted oven, integrated microwave, pull out larder and integrated fridge.

### FIRST FLOOR LANDING

Half landing with PVCu double glazed window, main landing with three ceiling light points, central heating radiator and loft access. From the landing access can be gained to the following rooms: -





### **BEDROOM ONE**

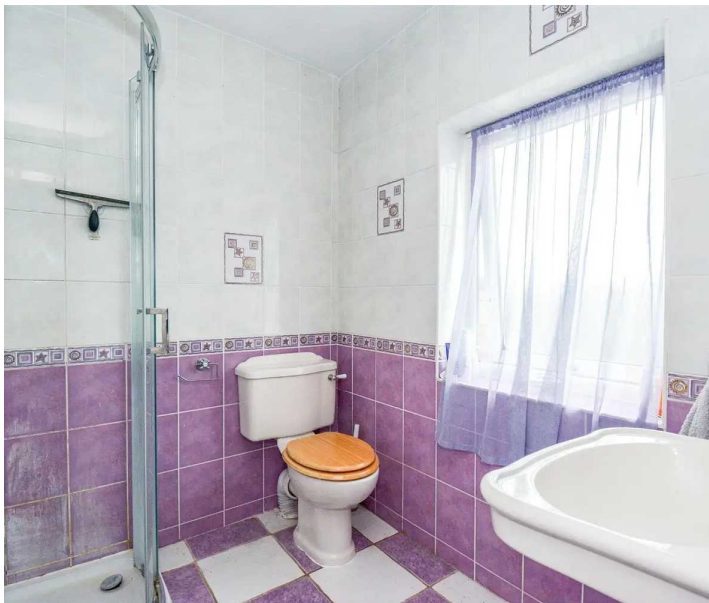
Dimensions: 4.06m x 5.11m (13'4 x 16'9). Generous double room with PVCu double glazed windows to both front and rear elevations, there is a ceiling light point, two wall light points which are directly above the bed and central heating radiator.

### **ENSUITE SHOWER ROOM**

Dimensions: 1.93m x 1.91m (6'4 x 6'3). With a frosted PVCu double glazed window, ceiling light point, floor to ceiling tiled walls, tiled floor, chrome heated towel rail and fitted with a suite comprising pedestal wash basin, low flush W.C and corner shower cubicle with chrome shower fitting.

### **BEDROOM TWO**

Dimensions: 3.43m x 2.59m (11'3 x 8'6). A double room with a PVCu double glazed window looking out over the rear garden, there is a ceiling light point, loft access, central heating radiator, wood flooring and having fitted floor to ceiling wardrobe with adjacent chest of draws.



### **BEDROOM THREE**

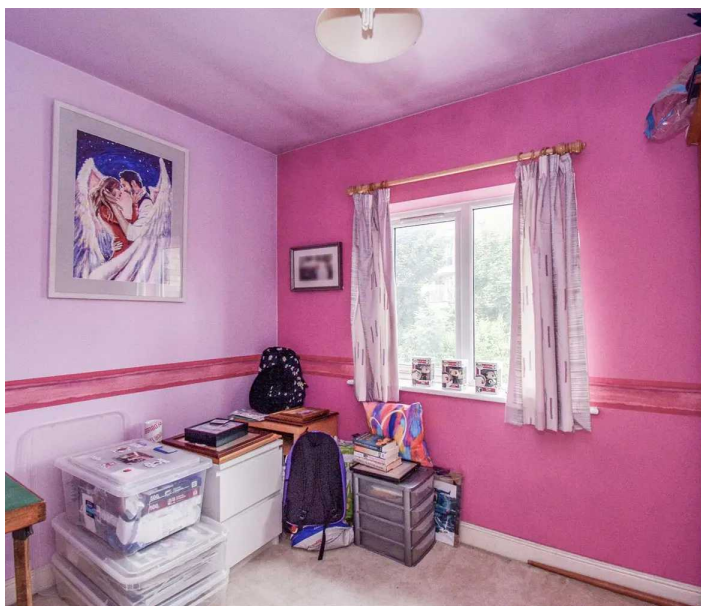
Dimensions: 3.43m x 3.12m (11'3 x 10'3). This is situated adjacent to bedroom two and has PVCu double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and a fitted floor to ceiling sliding door mirror fronted wardrobe.

### **BEDROOM FOUR**

Dimensions: 2.26m x 2.90m (7'5 x 9'6). BEDROOM FOUR (7'5 x 9'6) With a PVCu double glazed window looking out over the rear garden, there is a ceiling light point and central heating radiator.

### **BEDROOM FIVE**

BEDROOM FIVE (9'2 x 6'7) With a PVCu double glazed window looking out over the front garden, there is a central heating radiator, ceiling light point, a fitted floor to ceiling wardrobe, cabin bed with cupboards beneath and book and display shelving above the bed.





### **FAMILY BATHROOM**

Dimensions: 2.95m x 1.91m (9'8 x 6'3). FAMILY BATHROOM (9'8 x 6'3) With a frosted PVCu double glazed window, ceiling light point, cylinder cupboard, floor to ceiling tiled walls, tiled floor and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush W.C and panelled bath with glazed shower screen and mixer tap with attached shower fitting over.



## GARDEN

There is a double width tarmac driveway which provides off road parking and this intern leads to a single garage which measure 17'0 x 8'5. With an up and over door, power, light, hot and cold-water taps, and wall mounted Worcester gas fired central heating boiler. To the front of the property there is lawned garden with central flagged pathway giving access to the front door. To the right-hand side of the house there is a gravelled area. To the left-hand side there is a gravel pathway with timber hand gate giving access to the rear garden. The rear garden has a large, flagged patio which can be accessed from the dining kitchen and conservatory and beyond this there is lawned garden bordered by trees and shrubs.



## **ADDITIONAL INFORMATION**

### **LEISURE COMPLEX**

There is a wonderful on-site RESIDENTS ONLY leisure complex with a host of facilities including swimming pool, tennis and squash courts, gym, and bar. This is subject to a monthly service charge of approximately £49.

### **DIRECTIONS**

Proceed out of Huddersfield along Bradford Road and continue to the roundabout at Bradley Bar. At the roundabout take the 3rd exit onto Bradley Road and continue down the hill for approximately one mile, turn right onto Redwood Drive where the property will be found on the right-hand side.

### **VIEWING**

For an appointment to view, please contact the Huddersfield Office on 01484 651878

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ 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**

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIMES**

#### **7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



## Simon Blyth Estate Agents

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