



## 634 Huddersfield Road

Wyke, Bradford, BD12 8JR

**£392,000**



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This GENEROUSLY SIZED, EXTENDED property offers a DECEPTIVELY SPACIOUS LAYOUT, with flexible space across three floors. Situated in a highly CONVENIENT LOCATION, near Low Moor train station, the town centres of Brighouse, Halifax and Bradford and good primary and secondary schools, this property has everything needed to suit MODERN family life. Internally, the property comprises: a large open plan kitchen living, a dining room, a guest WC, a large luxurious main bedroom with an open en-suite, four further bedrooms and two bathrooms. There is access to the garage from the ground floor, which provides ample STORAGE SPACE.

The external space on offer is a real asset for the property. The EASY-TO-MAINTAIN rear garden is perfect for enjoying a morning cup of tea or hosting a summer barbecue with friends and family. There is a SUMMER HOUSE with a BAR, which opens to the patio housing a HOT-TUB (included in the sale). Additionally, there is access to a UTILITY ROOM. With secure, GATED ACCESS, there is AMPLE OFF-ROAD PARKING.

Don't miss out on the opportunity to make this house your home - it's a UNIQUE PROPERTY and is likely to be popular - book your viewing today!

\*\*This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.\*\*

## Entrance Hallway

Accessed on the ground floor via a solid oak door, the property has a glass balustrade and staircase providing access to the lower ground floor and first floor accommodation. Spotlight ceiling and feature window providing natural light.

## Open Plan Kitchen Living

Located on the lower ground floor, this extended kitchen living is a real 'wow' room, with bi-folds to the patio making the most of indoor/outdoor living. The kitchen is modern, with grey and cream wall and base units, oak work surfaces and a breakfast bar. There are integral appliances, including: an oven, a microwave, a 5-ring induction hob and overhead extractor, a wine cooler and a fridge freezer. With windows to

the side and ample space for living or dining. There is also a wood-burning stove.

## Dining Room

Separate to the kitchen living but with double doors providing the option to extend the space.

## Guest WC

With a WC, hand basin and splashback.

## Bedroom One

Located on the ground floor, the main bedroom offers luxury and space, with a spotlight ceiling and an open en-suite, featuring: a large walk-in shower, a WC and a hand basin. There is display shelving and a mirrored vanity. The bedroom has patio doors to a terrace, ceiling coving and storage to the eaves.

## Bedroom Two

A large double bedroom with a window to the front elevation. There is access to the integral garage.

## Garage

The garage is available to access from bedroom two, and there are wall and base units, work surfaces and display shelving. With an up-and-over garage door to the front of the property.

## Landing

A staircase to the first floor accommodation with a glass balustrade. The first floor landing provides access to the fully boarded and insulated loft, via a drop-down ladder. Window to the side elevation.

## Bathroom

The house bathroom has part-tiled walls, tiled flooring and a window to the front elevation. There is a three piece suite, comprising: A WC, a hand basin and a bath with center taps. Chrome towel rail.

## Bedroom Three

A large double bedroom with a window to the rear garden.

## En-suite

A useful en-suite with tiled flooring and half-tiled walls. With a three piece suite, comprising: a WC, a hand basin, and a shower cubicle. With a window to the side elevation.

## **Bedroom Five**

A good-sized single, used as a dressing room. Window to the rear elevation.

## **Utility Room**

A self-contained utility room accessed from the rear garden. With wall and base units and ample space for free-standing appliances.

## **Bar**

The summer house located in the rear garden offers a fantastic space for entertaining guests, currently set up as a bar, complete with a sauna. The space is versatile and could also offer a gym, home office or games room. Electricity and plumbing for appliances.

## **External**

To the front of the property there is gated access to the driveway, which provides off-road parking. There is also access to the garage. To the rear of the property there is a good-sized and easy-to-maintain garden, with three tiers which lead to the bar and hot tub at the far end of the garden.

## **Viewings**

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

## **Directions**

For Satnav please use the postcode BD12 BJR

## **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



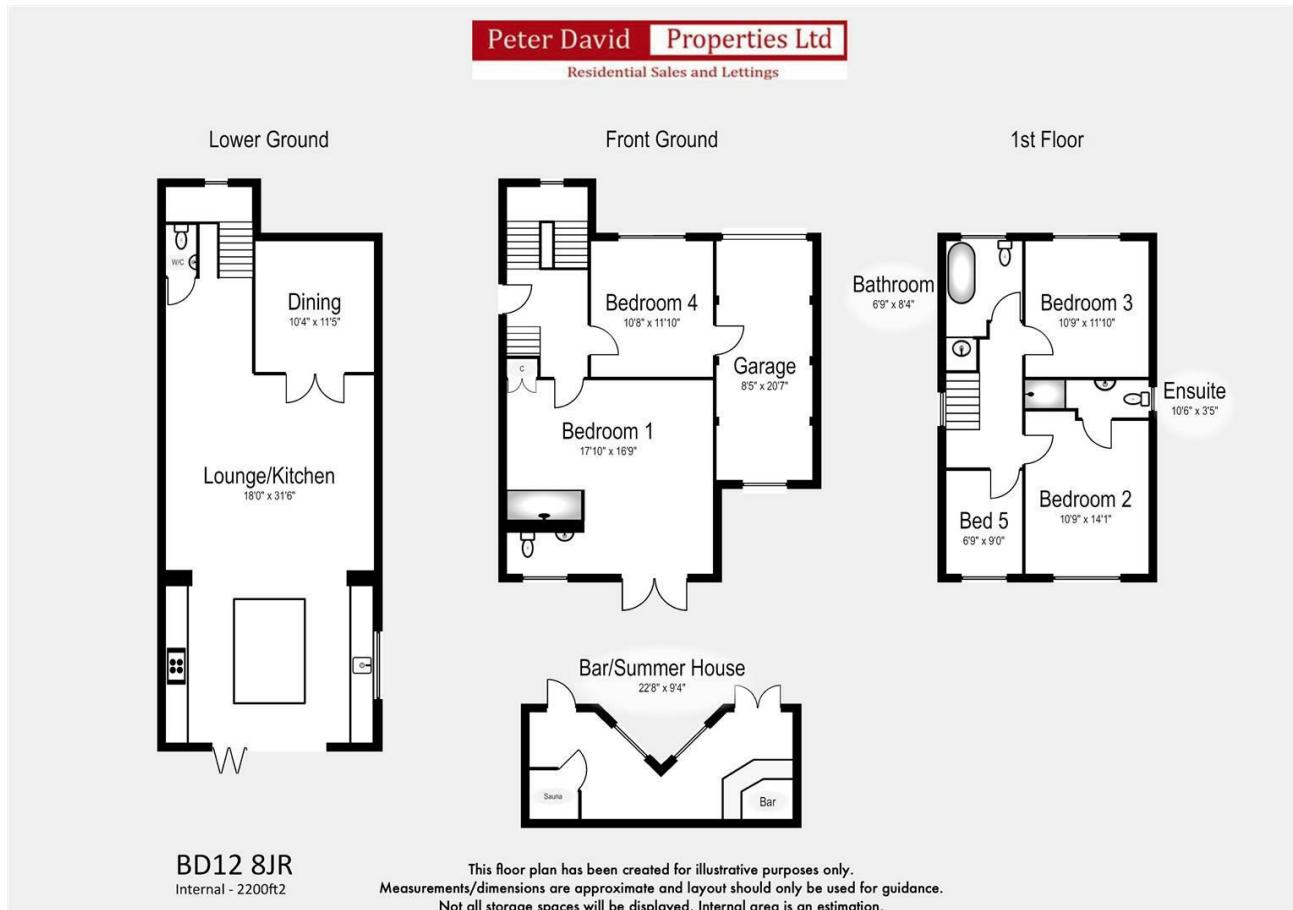
## Hybrid Map



## Terrain Map



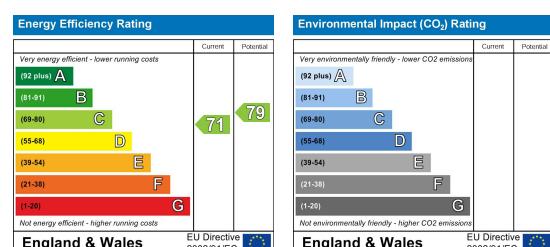
## Floor Plan



## Viewing

Please contact us on 01422 415776 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.