

Peter David

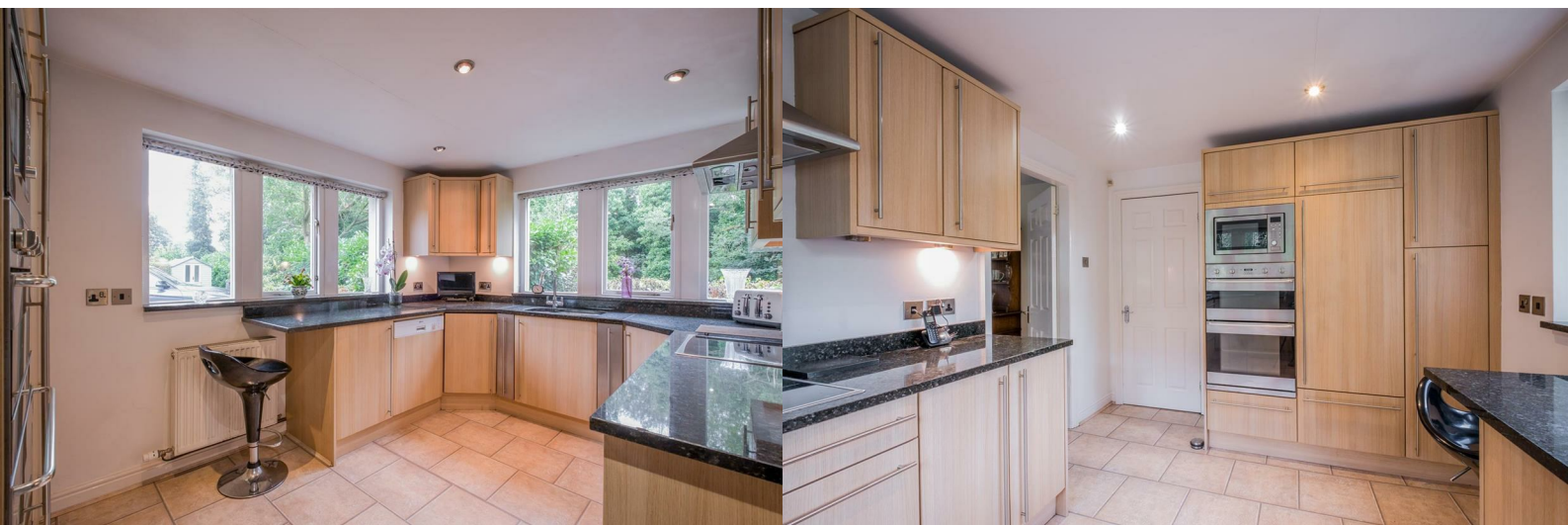
Properties Ltd

Residential Sales and Lettings



Woodhouse Lane,

Offers Around £475,000





Peter David Properties are delighted to offer for sale a superb four/five bedroom detached home. Nestled in a sought-after residential area close to Copley, Skircoat Green, and Sowerby Bridge, this property is a substantial size, making it the perfect canvas for your dream family home.

Well maintained with the added benefit of no onward chain. Inside, you'll discover spacious and well-designed living spaces and ample off-street parking.

The property briefly comprises of four/five bedrooms, one with an en-suite, family bathroom, well appointed kitchen, dining room, spacious living room, superb open staircase, and an inviting entrance hall. Additionally, a double garage, utility room, and an extra storage room.

- SUPERB DETACHED HOME
- FOUR/FIVE BEDROOMS
- GATED DRIVEWAY WITH OFF ROAD PARKING
- MULLION WINDOWS
- TWO GARAGES
- POPULAR LOCATION
- CLOSE TO LOCAL SCHOOLS
- EPC RATING - D
- COUNCIL TAX BAND - F

Accommodation

Ground floor

Entrance Hallway

As you enter the property, you'll be welcomed by a generously sized hallway featuring an open staircase leading to the first floor. The hallway benefits from tiled flooring, central heating radiator and doors leading to the living spaces on the ground floor.

Lounge

18'3" x 13'5" (5.57 x 4.1)

Through the double doors you will find a large living room, with a feature gas fire and surround. This room has three double glazed windows providing ample natural light, additionally floor to ceiling sliding doors leading to the patio outside. Central heating radiator and wall lights.

Dining room

12'8" x 9'8" (3.87 x 2.97)

A spacious dining room, ideal for entertaining friends and family, with a central heating radiator and a double glazed window.

Kitchen

12'8" x 9'1" (3.87 x 2.77)

A well equipped kitchen with under counter lighting and a range of matching wall and base units with granite work surfaces. Inset sink and drainer, ceramic hob with stainless steel extractor hood, integrated double oven and microwave. Integrated dishwasher, double glazed windows and a central heating radiator.

Bedroom one

10'11" x 15'7" (3.35 x 4.75)

A large double bedroom with a central heating radiator and double glazed windows. This room also benefits from a walk in wardrobe.

Wardrobe

10'11" x 5'5" (3.35 x 1.67)

A spacious walk in wardrobe also provides access to the jack and jill bathroom.

Bathroom

5'8" x 9'4" (1.75 x 2.85)

You can access this bathroom from the main bedroom or the entrance hallway. Fully tiled with a white four piece suite which comprises of a shower cubicle, bath, low flush WC, pedestal wash hand basin, frosted double glazed window and a chrome towel warmer.

First floor

Bedroom two

12'8" x 14'5" (3.87 x 4.4)

Double bedroom with double glazed windows and a central heating radiator.

Bedroom three

11'3" x 13'5" (3.45 x 4.1)

Double bedroom with double glazed windows and a central heating radiator.

Bedroom four

10'11" x 10'5" (3.35 x 3.2)

A double bedroom with a storage cupboard, double glazed windows and a central heating radiator, door providing access to the WC.

WC

With a vanity unit wash hand basin, low flush WC and central heating radiator.

Store rooms

5'9" x 6'8" (1.77 x 2.05)

Useful additions to this home, two storage cupboards located on the first floor landing.

Bathroom

5'9" x 8'5" (1.77 x 2.57)

Partly tiled with a three piece suite which comprises of a shower over a jacuzzi bath, back to wall WC, vanity unit wash hand basin and frosted double glazed window.

Lower ground floor

Study/Occasional bedroom

18'10" x 9'1" (5.75 x 2.77)

This room lends itself to a variety of uses, including a home office or a guest bedroom with a double glazed window and central heating radiator.

Store room

5'10" x 9'1" (1.8 x 2.77)

Utility room

12'9" x 5'5" (3.9 x 1.67)

Housing the house boiler with a double glazed window, sink with drainer and space for a number of appliances including a chest freezer, tumble dryer and a washing machine.

Garage one

12'9" x 17'8" (3.9 x 5.4)

Garage two

9'2" x 13'5" (2.8 x 4.1)

External

Access the property via a gated driveway, providing parking for several cars with access to two large garages. The property is bordered by a variety of well established plants and shrubs, with a lawn and patio area.

Directions

Please use post code HX3 0UW for sat nav directions.

PLEASE NOTE

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.
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Road Map



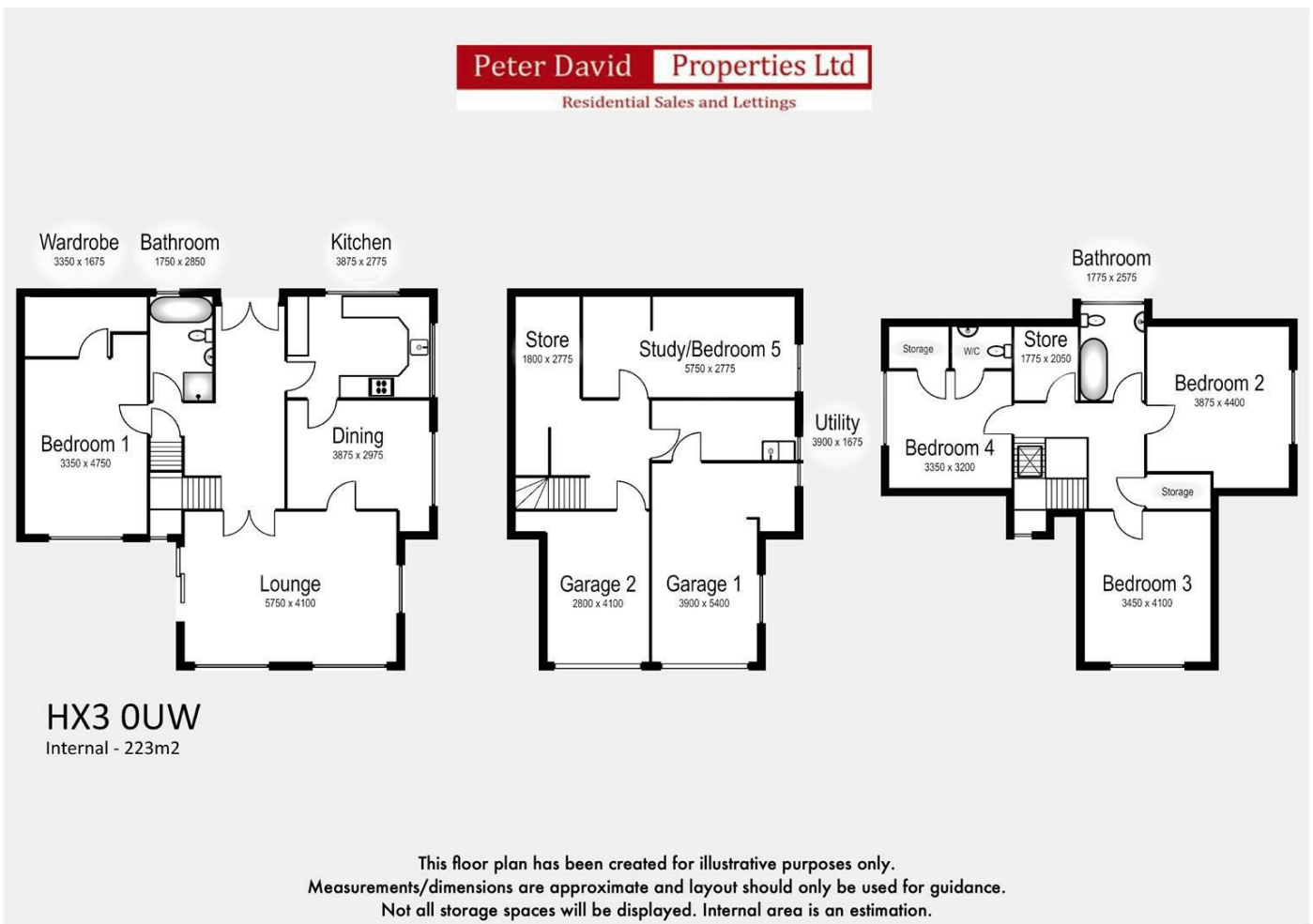
Hybrid Map



Terrain Map



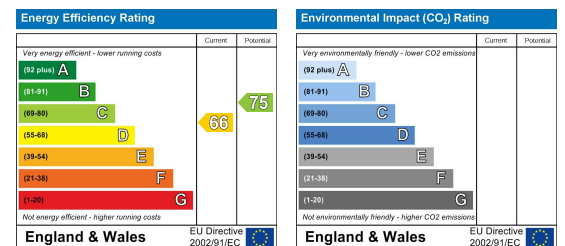
Floor Plan



Viewing

Please contact us on 01422 366 948 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.

361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

www.peterdavid.co.uk

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk