

Peter David

Properties Ltd

Residential Sales and Lettings



98 Redwood Drive

Bradley, Huddersfield, HD2 1PW

Offers in the region of £495,000



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Entrance Hallway

Enter the property via a composite door with a PVCu privacy window to the side aspect. The hallway has neutral carpet and benefits from a walk-in cloakroom and an integral door through to the garage. Access to the living room, ground floor WC, kitchen/diner and dining rooms/second reception room. Stairs rise to first floor accommodation.

Ground floor WC

A useful ground floor WC with laminate flooring. Comprising of: WC, a wash basin and feature wood panelling. Benefiting from a ceramic towel rail and mirror.

Living Room

This exceptionally large and bright living room is to the rear of the property. An electric stove effect fire sits on a stone hearth with a stone lintel providing an ideal focal point. PVCu patio doors and PVCu windows provide plenty of natural light. Access to the utility.

Kitchen/Diner

A large modern kitchen diner with laminate flooring. Comprising of matching wall and base units and granite worksurfaces. Integrated appliances comprise of: an eye level double electric oven, a five ring gas hob with a stainless steel splashback, an extractor, a dishwasher, a washing machine and a 1.5 stainless steel sink and drainer. There is space for two further appliances or an American fridge/freezer and ample space for a family dining table. PVCu patio doors lead out to the pretty rear garden. Access to the utility

Utility

A large and spacious utility with cream units and wooden work surfaces. There is ample storage space and PVCu window to rear aspect.

Dining Room/Second Reception Room

To the front of the property is a second reception room,

which could be utilised for a variety of purposes, a formal dining room, a snug, an office or a playroom.

Landing

An L-shaped spacious landing with a neutral carpet. PVCu window to front elevation and access to the loft.

Master Bedroom

To the front of the property is this spacious master bedroom with walk in fitted wardrobes, fitted bedside cabinets, headboard and drawers. There are three feature PVCu windows, one with an arch providing an abundance of light. Access to the ensuite.

En-Suite

A fully tiled en-suite with feature tiled flooring. Comprising of: WC, a wash basin, a corner shower unit with an electric shower and glass sliding doors. Benefiting from glass shelving, a ceramic towel rail and a mirror. PVCu privacy window to side elevation.

Bedroom Two

To the front is a second double bedroom with walk in fitted wardrobes and shelving. PVCu patio doors lead out to the paved balcony with wrought iron balustrade and splendid views across to Emley Moor.

Bedroom Three

To the rear is third double bedroom with a walk in fitted wardrobe. PVCu window to rear elevation.

Bedroom Four

A fourth double bedroom with a walk in fitted wardrobe. PVCu window to rear aspect.

Bedroom Five

A fifth double bedroom with PVCu window to rear aspect.

House Bathroom

A fully tiled house bathroom comprising of: WC, a wash basin and a jacuzzi bath with an overhead electric shower. PVCu privacy window to side elevation

Exterior

To the rear of the property is a private and enclosed garden with decorative paved patio areas and a lawn. To the front is a block paved driveway (parking for two cars) leading to an integral double garage. There is a lawn with mature shrubs.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris 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.

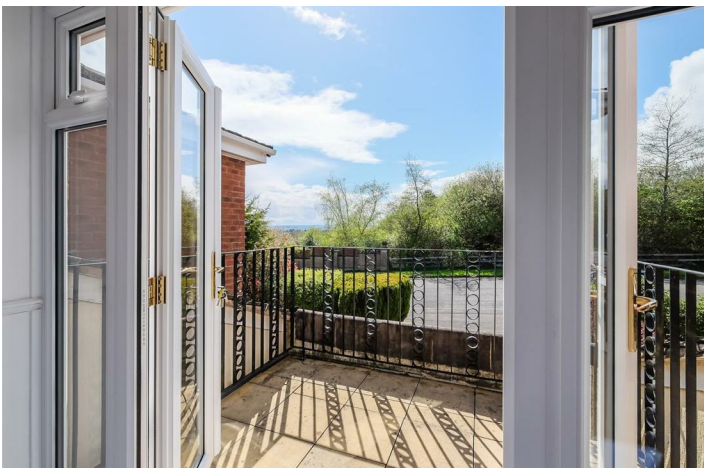
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please

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



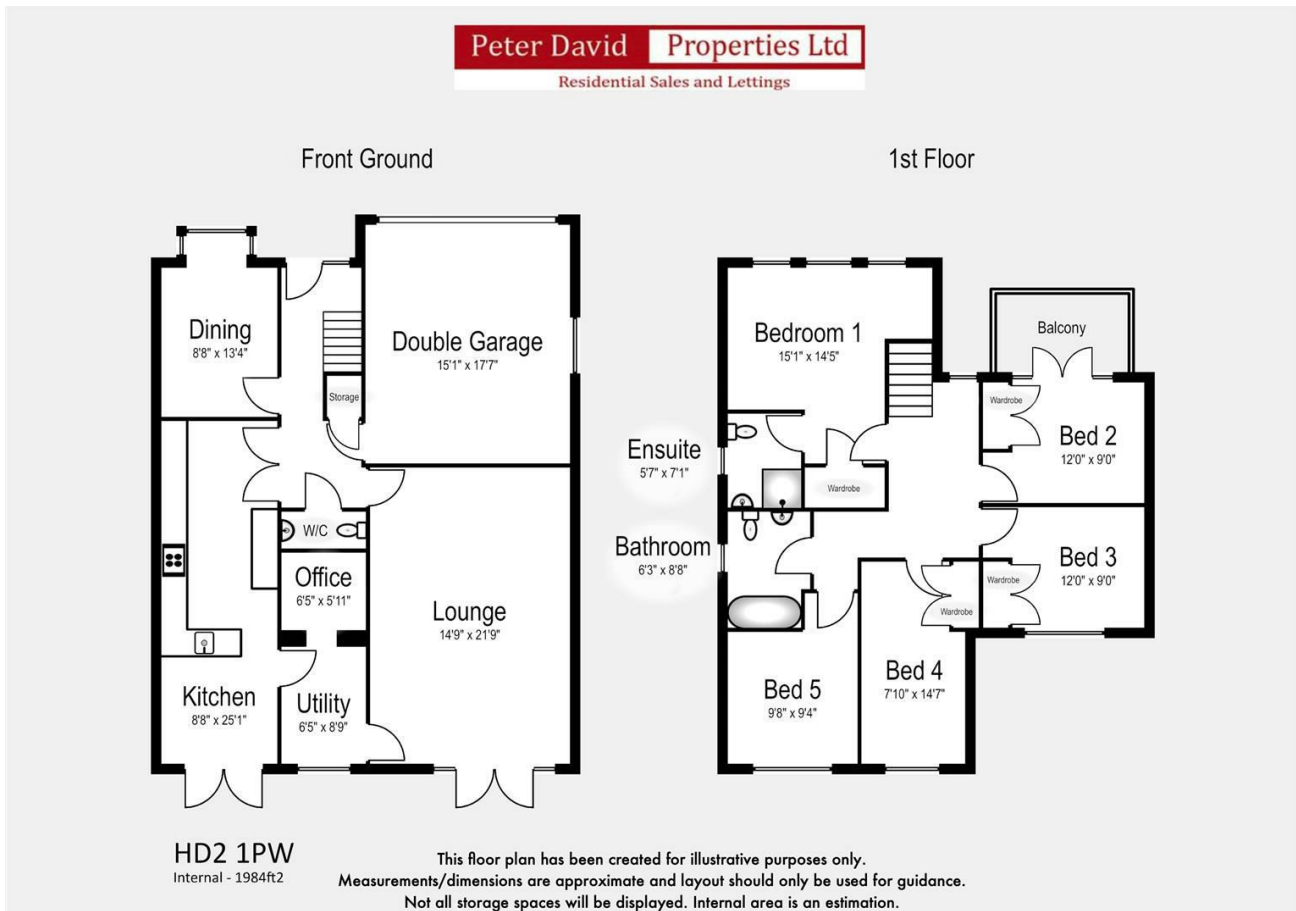
Hybrid Map



Terrain Map



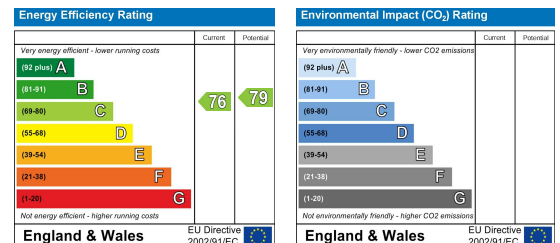
Floor Plan



Viewing

Please contact us on 01484 817299 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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