

Peter David

Properties Ltd

Residential Sales and Lettings



97A Stocks Bank Road

Mirfield, Huddersfield, WF14 9QD

£450,000



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Ground floor:

Entrance Hallway

Enter this stunning property via a composite door with full length PVCu glass window to the side into the hallway. Benefiting from a storage cupboard and an integral door to the garage. Access to the ground floor WC and Master Bedroom. A glass balustrade with oak banister takes you up to the first floor and down to the lower ground floor.

Ground floor WC

A luxurious ground floor WC with tiled flooring. Comprising of a concealed cistern WC, a wash basin with underneath shelving and feature wall mirrors. Benefiting from underfloor heating.

Master Bedroom

To the rear of the property is the spacious master bedroom with fitted wardrobes with glass sliding doors across one wall. The feature of this room is the view, as far as the eyes can see, from a PVCu floor to ceiling window. Also benefiting from contemporary light fittings and access to the en-suite.

Wet Room

A luxurious fully tiled wet room comprising of: a concealed cistern WC, a wash basin, and a superb walk in shower with rain head shower and hand held shower attachment. and a grey ceramic towel rail. Features of this room are, a large wall mirror, underfloor heating and a PVCu full length privacy window.

Lower Ground floor

Open Plan Kitchen/Dining/Living Room

Leading down the stairs to the hub of the home is this luxury open plan kitchen/dining/ living space with laminate flooring, underfloor heating and contemporary lighting. This luxury kitchen has with hi-gloss matching wall and base units across one wall with quartz worktops. High spec integrated

appliances comprise of: two eye level electric ovens, one is a combi oven and microwave, a dishwasher, a fridge freezer and an inset ceramic sink with feature tap and mirror splashback. Benefitting from a feature island with a five ring induction hob, an extractor, a wine cooler, a breakfast bar with seating for four people and an abundance of storage. There is ample space for a formal family dining table. The living space benefits from a media wall with a living flame gas fire, shelving and a surround sound. speaker system in the ceiling. Bi-fold doors across one wall leads out to the rear garden. This kitchen/dining/living room is the perfect spot for entertaining or relaxing.

First Floor:

Bedroom Two

A spacious second double bedroom with fitted wardrobes. Benefiting from the stunning views across the valley from a PVCu floor to ceiling window. Access to the Jack and Jill bedroom

Bedroom Three

A third spacious double bedroom with fitted wardrobes with mirrored sliding doors. This bedroom could be utilised as an office as it benefits from computer connections. Access to the Jack and Jill bathroom

Jack and Jill Bathroom

A partially tiled Jack & Jill bathroom comprising of: a corner WC, a wash basin and a corner shower unit with glass sliding doors. Benefiting from underfloor heating, grey ceramic towel rail and feature wall mirror.

Bedroom Four

To the rear of the property is a single bedroom. PVCu floor to ceiling window provides stunning views.

House Bathroom

This luxury partially tiled bathroom certainly has the

'WOW' factor. Comprising of: a concealed cistern WC, a wash basin and a free standing oval bath with free standing taps. This bathroom features a wall mounted mirrored television and a stunning stone wall.. Perfect place to relax.

Garage

An integrated garage with an electric door, EV charger and a utility. The utility area has a feature worktop with three undercounter spaces for appliances, one with plumbing for a washing machine. Access to the groundfloor hallway.

Exterior

To the rear of the property is a private and enclosed south facing garden with a lawn, herbaceous borders, paved patio area, a built in barbeque, a log store and a log burner. Steps up the side of the property lead you to the front. To the front is a private driveway leading to the garage and the entrance door.

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

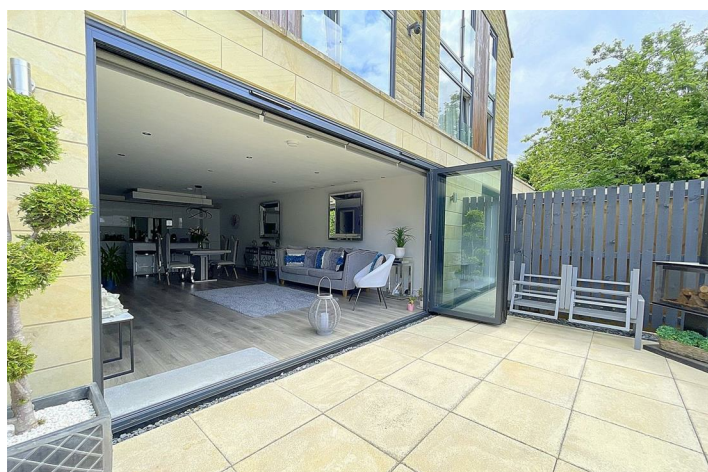
documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

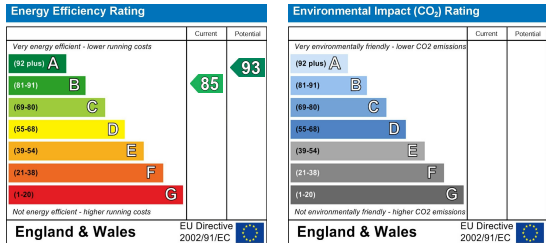


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Viewing

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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