



29 Redwood Drive, Huddersfield, HD2 1PW



SHERIDAN
BAILEY
PROPERTY



Spacious 4 bedroom detached property in the sought after location of Bradley set in the Woodland Glade Development. Residents within Woodlands Glade have exclusive access to on-site leisure and entertainment facilities. The property benefits from 2 reception rooms plus open plan conservatory extension. There are also 4 good sized double bedroom. The property briefly comprises, entrance hallway, living room, large kitchen/diner, utility, open plan conservatory with French doors to patio, home office/2nd reception room. On the first floor there are 4 good sized double bedrooms, including Master ensuite and a house bathroom. To the rear of the property is a private and enclosed garden with an artificial lawn and paved patio areas with remote control weather sensor awning. To the front is a block paved pathway (parking for two cars) leading to a single integral garage. There is a lawn with mature shrubs.

The residents only leisure & sports complex briefly comprises of FULL SIZE SWIMMING POOL, SAUNA & STEAM ROOMS, FULLY EQUIPPED GYM, SQUASH & TENNIS COURTS & BAR. (there are keep fit classes & social activities suitable for all ages) - charged at £50 per month per property

Asking price £400,000





Entrance Hall

Front door opens up into hallway with sliding floor to ceiling cupboards, perfect for cloaks and shoes. Inner door leads to spacious hallway with access to ground floor accommodation and staircase to first floor landing

Living Room

Spacious family living room with bay window to front elevation overlooking front garden. Fire surround and hearth with inset gas fire. This bright and airy room also has a window to side elevation. Ample room for double sofas and occasional living room furniture.

Kitchen

The heart of the room is the large family kitchen to the rear of the property. The Kitchen offers the perfect space for busy everyday family living and also for entertaining as the room opens up into an extended conservatory area. The Kitchen has a range of shaker style wall and base units with stylish contemporary marble worktops over. Integrated appliances include a housed fridge freezer, dishwasher, eye level microwave, space for a range cooker with 5 hob gas burner and extractor over, and warming drawer. Beautifully styled feature copper Belfast style sink with Clearwater instant hot and filtered water tap. Window to rear elevation. The kitchen extends to a kitchen island with breakfast bar seating for up to 6 people with additional storage under. Laminate wood style flooring throughout.

Conservatory

The Kitchen extends into open plan Conservatory area offering flexible accommodation for future owners. Currently the space is utilised as a Dining area with ample space for a 6 seater dining table and chairs. Alternatively this space could be used for family seating areas. Opening bi folds open up on the rear patio area.

Utility

Door off Kitchen to Utility with plumbing for washing machine. Matching wall and base units, stainless steel circular sink with mixer tap over. Stable door access to side of property



Study / 2nd reception room

Good sized additional reception room again offering flexible accommodation. Currently used as a study/home office so perfect for those working from home. Equally this room could be used as a playroom or family room. Twin windows to rear elevation. Laminate wood effect flooring.

Staircase to first floor landing

Master Bedroom Ensuite

Good sized Master Bedroom benefitting from twin double fitted wardrobes, window to front elevation. Plenty of space for bedroom furniture.

Ensuite

Ensuite comprising double walk in shower with rainfall shower head, low level WC, wash handbasin with fitted vanity store under, black heated towel rail and frosted window to side elevation.

Bedroom 2

Good sized double bedroom with twin windows to rear elevation.

Bedroom 3

Good sized double bedroom with fitted double wardrobes and window to rear elevation.

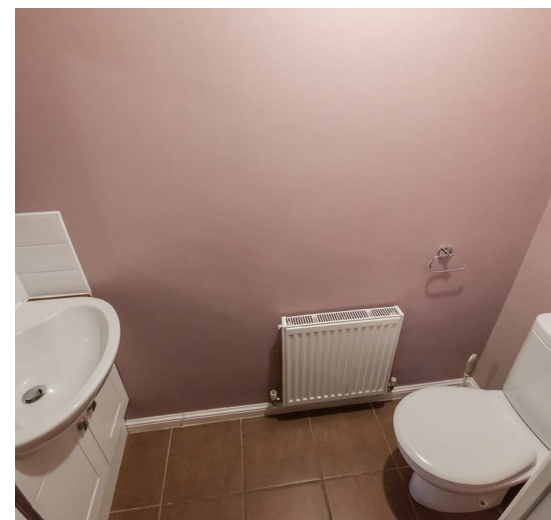
Bedroom 4

Double bedroom with twin windows to front elevation.

House Bathroom

Fully tiled family bathroom comprising, panelled bath with glass shower screen and mixer shower over. WC, wash handbasin, heated chrome towel rail and frosted window to rear elevation.







External Areas

The front of the property is well presented and benefits from artificial lawn with decorative gravel borders and shrubs. There is a double driveway leading to a single integral garage with is remotely operated. The garage was power and access door to the side of the property. Solar Panels & Ev Charging Point: - The property is fitted with 13 solar panels and an electric vehicle charging point. We are informed by the owners that the solar panels are owned and produce reduced rate electricity.

The rear of the property can also be accessed via a side garden gate. The rear of property is low maintenance and again well presented. Leading out from the Conservatory there is a flagged patio area with ample space for garden furniture. The patio benefits from a remote control awning with cleverly has a weather sensor for automatic opening and closing. Steps down from the patio lead to a gravel and rockery area and then artificial lawn. The garden is enclosed by fencing and for privacy mature shrubs and trees.

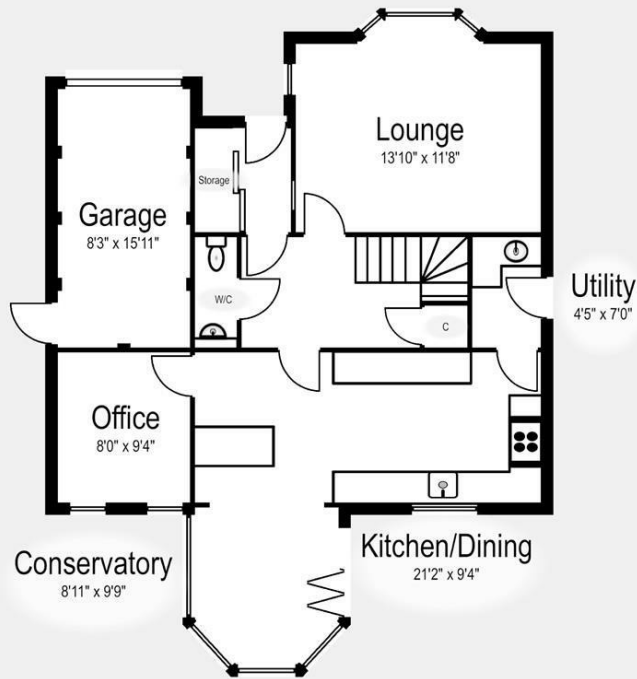
Woodland Glade Leisure Charge

Woodland Glade Leisure Charge - Forming part of the Woodland Glade Leisure Complex, the property has access to the function suite with licensed bar, 3G 5-a-side football pitch, gym, swimming pool, tennis and squash courts. This is subject to a compulsory monthly service charge of £50 per calendar month.

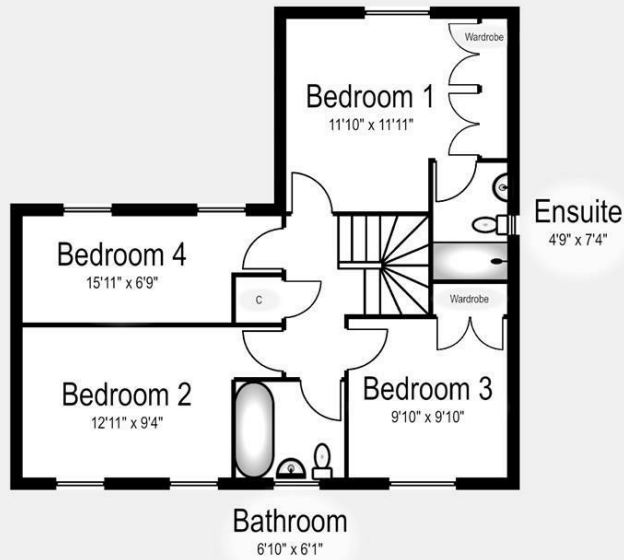




Front Ground



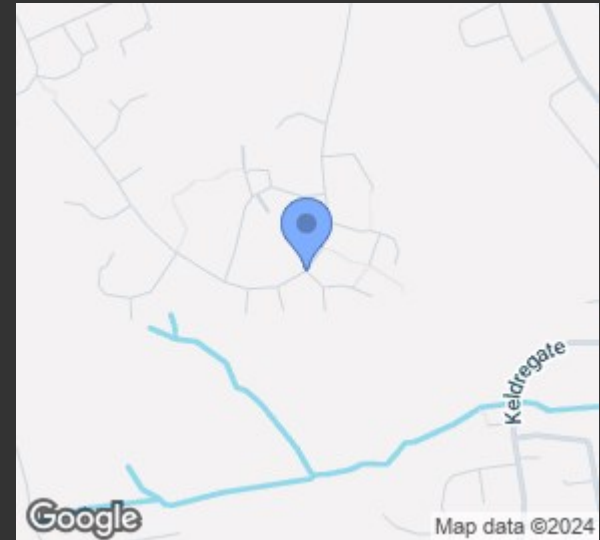
1st Floor



HD2 1PW
Internal - 1495ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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