

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Rowanwood 42 Elmwood Drive

Brighouse, HD6 2AP

**£795,000**

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# Rowanwood 42 Elmwood Drive

, Brighouse, HD6 2AP

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Welcome to Elmwood Drive, Brighouse - a truly stunning property that is sure to captivate you from the moment you step inside. This magnificent house boasts six to seven bedrooms, offering ample space for a large family to thrive.

As you enter, you will be greeted by spacious entrance hall. The property has well-proportioned rooms that are perfect for both relaxation and entertaining. The home spans three floors, providing a sense of grandeur and ample privacy for all family members. With underfloor heating throughout the ground floor and first floor, the home has been well thought out and designed to a high specification.

One of the standout features of this property is the sun room providing views over the grounds with lawns surrounding the house. A detached double garage, provides convenient parking and storage space. Additionally, the patio with a hot tub offers a luxurious touch, ideal for unwinding after a long day or hosting gatherings with friends and family.

Located in a perfect spot, this home combines comfort with convenience, making it an ideal choice for those seeking a harmonious blend of tranquillity and accessibility. The well-presented interiors and prime location make this property a rare find that is not to be missed.

Don't miss out on the opportunity to make this house your home - 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

The entrance hallway provides access to the ground floor accommodation and has useful storage cupboards.

## Cloakroom

The tiled cloakroom comprises: WC and hand basin encased within a vanity unit. With a window to the front aspect.

## Living Room

The spacious living room boasts a red brick inglenook fireplace with a gas stove and a bay window to the front aspect.

## Sun Room

Accessed via the living room, the sun room has plenty of windows and electrically operated Velux windows which fill the room with plenty of natural light. With sliding doors which lead into the garden.

## Study

The study provides a quiet space for two people to be working at the same time. With a window to the rear aspect.

## Kitchen

This fabulous kitchen has matching wall and base units, a granite worktop and splash back and an island with a breakfast bar. Comprising: large gas hob, extractor fan, double electric oven, integrated microwave, a wine cooler and space for a freestanding American style fridge freezer.

The kitchen is open to the dining room and benefits from a window to the rear aspect and French doors which lead out into the rear garden.

## Dining Room

With a window to the front aspect.

## Utility Room

The utility room has matching wall and base units, inset stainless steel sink and drainer, tiled splashback and space and plumbing for a washing machine and tumble dryer. With a window to the rear aspect and an external side door,

The utility room also provides access to a second ground floor WC which comprises: WC and hand basin and benefits from a window to the front aspect. .

## Landing

Providing access to the first floor living accommodation and benefiting from a useful storage cupboard. With a window to the front elevation.

## Bedroom One

A large double bedroom with built in up and over wardrobes and matching drawers and dressing table. With a window to the front elevation.

## En-Suite

The tiled family bathroom comprising: freestanding roll top bath, long vanity unit with WC and wash basin built in and a corner shower cubicle. With a window to the rear elevation.

## Bedroom Two

A second double bedroom with a built in wardrobe and dressing table. With a window to the rear elevation.

## Bedroom Three

A third double bedroom with a built in wardrobe and dressing table. With a window to the rear elevation.

## Bedroom Four

A fourth double bedroom with window to the front elevation.

## Family Bathroom

The tiled family bathroom comprises: large bath, shower cubicle, long vanity unit with wash basin, WC and bidet incorporated into it. With a window to the rear elevation.

## Bedroom Five

Accessed through the games room and bedroom six, this bedroom benefits from a Velux window.

### Bedroom Six

Accessed through the games room with a Velux window. Providing access to bedroom five.

### Games Room / Bedroom

Providing access to bedrooms five and six, this room has been utilised as a games room with snooker table currently in place. A Velux window provides natural light and the room could easily be partitioned to provide an extra bedroom.

### External

To the front of the home is a large driveway leading to the garage providing off road parking for at least five cars. The detached garage is to the side of the property with an electric up and over door with shelving to one side and access in from the garden. The gardens wrap around the home with lawns to the front, side and rear. A decked terrace with hot tub, a patio area are landscaped seamlessly into the grounds and there are mature trees add further points of interest.

### Viewings

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

### Directions

For Satnav please use the postcode HD6 2AP

### 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



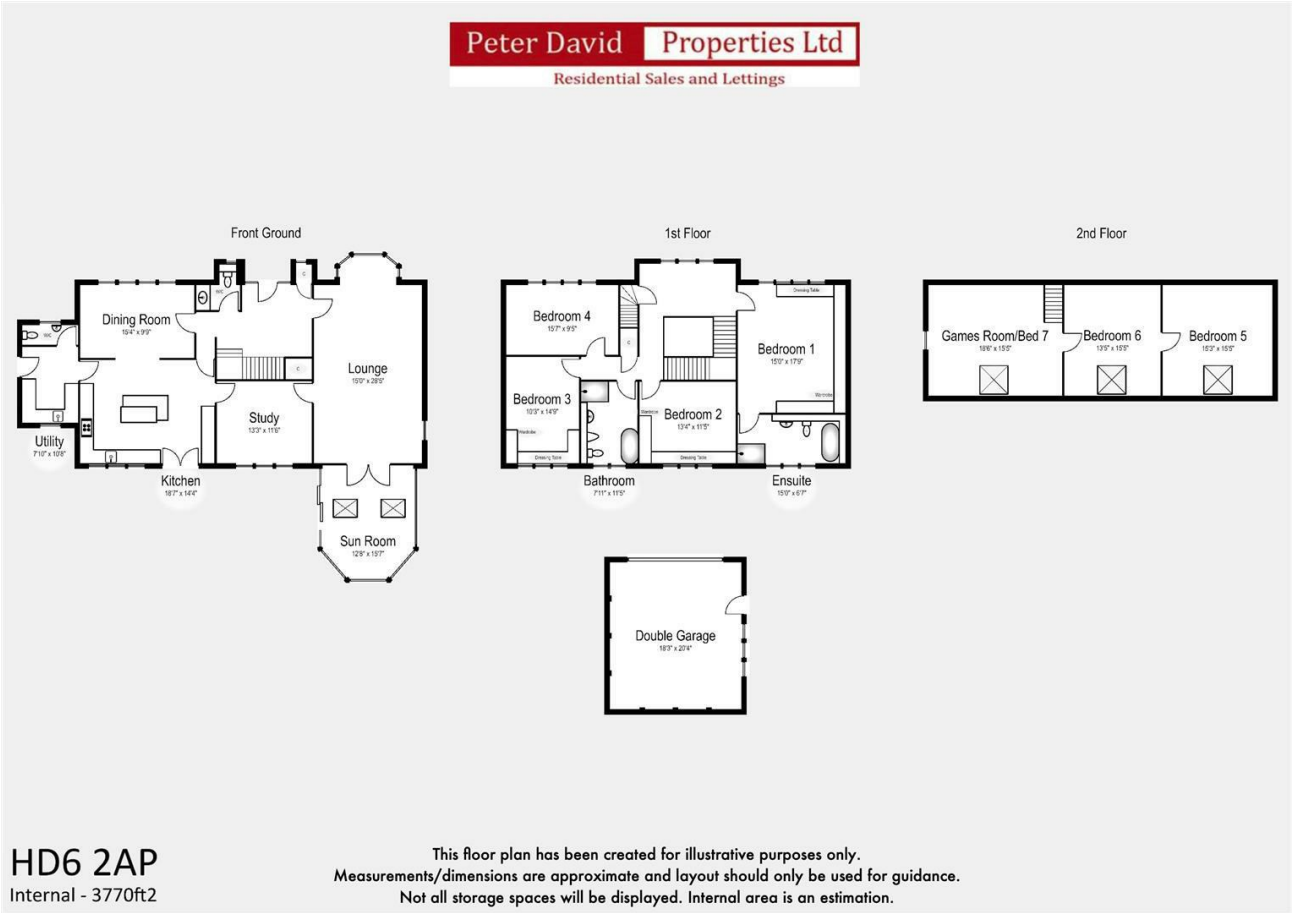
Hybrid Map



Terrain Map



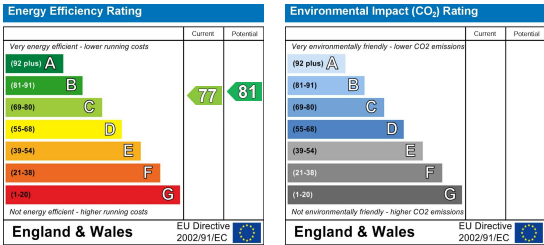
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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