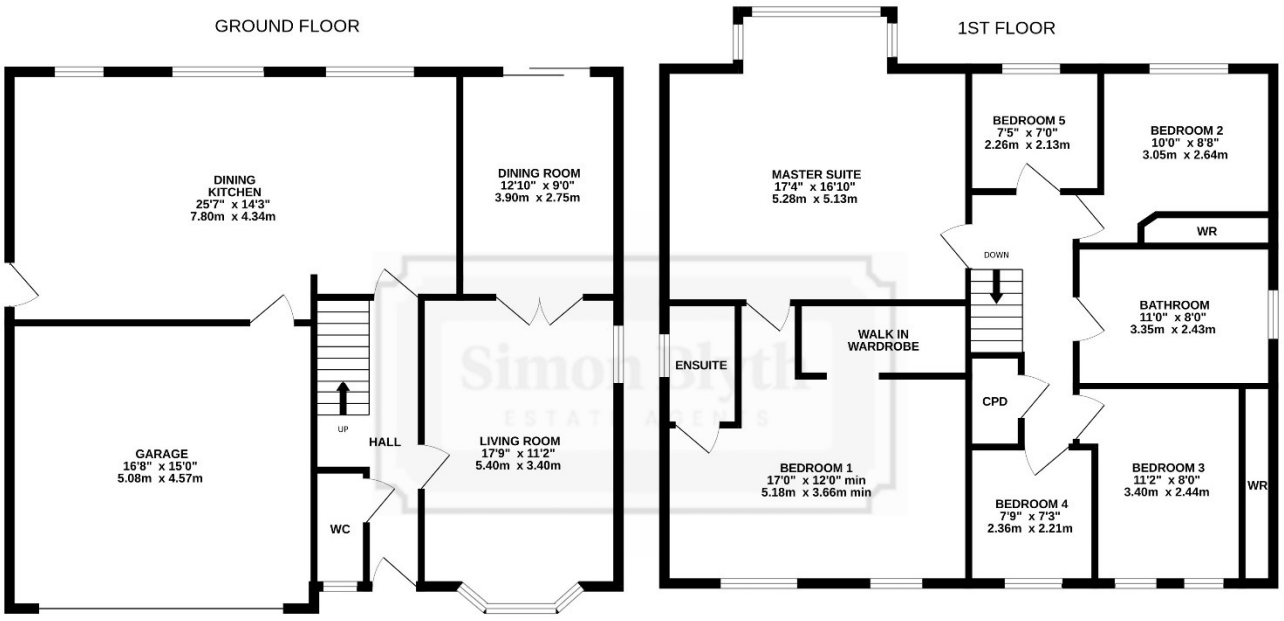


65 The Green, Woodland Glade, Bradley, HD2 1QB

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THE GREEN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

A modern five-bedroom detached family house providing a generous level of living space with two reception rooms, large dining kitchen and a fabulous master suite comprising lounge with floor to ceiling glazed walk-in bay, double bedroom, walk in wardrobe and en suite wet room.

The property is situated close to a residents only leisure complex which includes, swimming pool, gym, squash court, five a side pitch, tennis/basketball court, a licensed bar and function suite and a variety of classes with a monthly membership of £68 per household.

The accommodation is served by a gas central heating system, uPVC double glazing, monitored Verisure alarm system (subject to monthly subscription) CCTV and briefly comprising to the ground floor entrance hall, downstairs w/c, living room, dining room and dining kitchen. First floor landing leading to the master suite, four further bedrooms and family bathroom. Externally there is a double width driveway, double integral garage and gardens laid out to front and rear.

Offers Around £525,000

GROUND FLOOR

ENTRANCE HALL

Measurements- 18'4" x 6'0"

This has a composite panelled door, inset LED downlighters, central heating radiator, there is large polished tiled flooring, to one side a glass panelled staircase with oak handrail and Newall post rises to the first floor. From the hallway access can be gained to the following rooms: -



DOWNSTAIRS W.C.

Measurements- 6'7" x 2'9"

With a continuation of the tiled floor together with floor to ceiling tiled walls, ceiling light point, frosted uPVC double glazed window, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap and low flush w.c.

LIVING ROOM

Measurements- 17'9" x 11'2"

A comfortable and well-proportioned reception room which has a uPVC double glazed splay bay window looking out across the front garden with additional natural light from a uPVC double glazed window to the side elevation. There are inset ceiling downlighters, central heating radiator, high level double plug and aerial socket ideal for mounting a flat screen tv and as the main focal point of the room there is a pebble gas fire. To the rear of the living room there are twin timber and frosted glazed doors which open into the dining room.





DINING ROOM

Measurements- 12'10" x 9'0"

This has timber sealed unit double glazed sliding patio doors which provide the room with plenty of natural light and look out across a generous rear garden. There are inset LED downlighters, central heating radiator and to one side a door gives access to the dining kitchen.



DINING KITCHEN

Measurements- 25'7" x 14'3"

As the dimensions indicate this is a particularly spacious room which has two uPVC double glazed windows, tall timber sealed unit double glazed window and to one side a composite and frosted double glazed door leading outside. There are inset LED downlighters, polished tiled floor with electric underfloor heating, courtesy door to the garage, two vertically hung radiators and fitted with a range of grey gloss base and wall cupboards, drawers, pan drawers, overlying granite worktops, inset sink with chrome mixer tap, Leisure range style cooker with five ring gas hob, electric double oven, grill and angled extractor hood over, Smeg stainless steel electric fan assisted oven, microwave, warming drawer, integrated fridge, integrated freezer, integrated dishwasher, concealed lighting beneath the wall cupboards and central island unit with fitted storage cupboards and an overlying granite worktop which extends to form a breakfast bar.





FIRST FLOOR

LANDING

With inset LED downlighters, loft access, vertically hung column style radiator, fitted storage cupboard over the bulkhead and from the landing access can be gained to the following: -

MASTER SUITE LOUNGE

Measurements- 17'7" into bay x 17'0"

Another generously proportioned room which is situated to the rear of the property and has floor to ceiling uPVC double glazed windows to three elevations which flood the room with natural light and take advantage of some lovely far-reaching views. There are inset LED downlighters, central heating radiator and fitted cupboards. At one end a door gives access to the master bedroom.







MASTER BEDROOM

Measurements- 17'0" x 12'0"

A generous double room which has two uPVC double glazed windows looking out over the front garden, two central heating radiators, inset LED downlighters and with a door giving access to an en-suite wet room and a doorway giving access to a generous walk-in wardrobe.





WALK-IN WARDROBE

Measurements- 9'8" x 4'2"

With inset LED downlighters and fitted with cloaks hanging rails and storage shelving.

EN-SUITE WET ROOM

Measurements- 7'0" x 3'8"

With inset LED downlighters, extractor fan, frosted uPVC double glazed window, floor to ceiling tiled walls, tiled floor, large chrome ladder style heated towel rail, shaver socket and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and fixed shower rose with separate hand spray.



BEDROOM TWO

Measurements- 10'0" x 8'8" measured to wardrobes

A double room which has a uPVC double glazed window looking out over the rear garden and with lovely far-reaching views beyond, there are inset LED downlighters, fitted floor to ceiling wardrobes and central heating radiator.



BEDROOM THREE

Measurements- 11'2" x 8'0" measured to wardrobes

A double room situated to the front of the property and having two uPVC double glazed windows, inset LED downlighters, central heating radiator and a bank of fitted furniture including floor to ceiling wardrobes, cupboard and dressing table with drawers beneath.



BEDROOM FOUR

Measurements- 7'9" x 7'3"

A single room situated adjacent to bedroom three and having a uPVC double glazed window looking out over the front garden together with inset LED downlighters and central heating radiator.



BEDROOM FIVE

Measurements- 7'0" x 7'5"

This is situated adjacent to the master suite and currently utilised as an office. There is a uPVC double glazed window looking out over the rear garden with lovely far-reaching views beyond, inset LED downlighters, laminate flooring and central heating radiator.



FAMILY BATHROOM

Measurements- 11'0" x 8'0"

With a timber and frosted double glazed window, inset LED downlighters, floor to ceiling tiled walls, tiled floor with electric under floor heating, chrome ladder style heated towel rail, shaver socket and fitted with a suite comprising large corner jacuzzi style bath with hand spray, lighting and music facility, vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. and large shower cubicle with sliding glass doors and shower fitting incorporating fixed shower rose, body jets and separate hand spray.



OUTSIDE

PARKING
There is a double width tarmac driveway which provides off road parking and in turn leads to an integral double garage with electric roller door, courtesy door giving access to the dining kitchen, and light.

GARDENS
To the front of the property there is a block paved pathway giving access to the main entrance, shaped lawned garden, planted trees and shrubs. To the right-hand side of the property there is a flagged pathway leading to the rear and to the left-hand side a flagged pathway with two wrought iron hand gates giving access to the rear. The rear garden comprises a large patio spanning the full width of the property and beyond this there is a lawned garden together with a flagged pathway and planted tree.







LEISURE COMPLEX









ADDTIONAL INFORMATION

Central heating- The property has a gas central heating system with under floor heating to the dining kitchen and electric under floor heating to the master en-suite.

Double glazing- The property has uPVC double glazing where mentioned

Security- The property has CCTV together with a Veri sure monitored security system with a monthly subscription of £53.

Leisure Complex- £68 per calendar month per household

Council tax band – E

Directions- Using satellite navigation enter the postcode HD2 1QB

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)
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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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