

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 18 Prince Wood Lane

Birkby, Huddersfield, HD2 2DG

Offers in the region of £685,000





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**\*SUBSTANTIAL EXTENDED DETACHED FAMILY HOME \* IMMACULATELY PRESENTED \*THREE RECEPTION ROOMS \* SIX BEDROOMS \***

Peter David Properties are excited to present to the open market this impressive extended SIX bedroom, DETACHED property, which offers luxurious accommodation and everything required to suit modern family life. Situated in a sought-after residential location with similar style prestige properties this is not to be missed! Boasting six double bedrooms, an enclosed PRIVATE GARDEN with splendid views over Grimescar valley, a DRIVEWAY (with parking for five cars), a DOUBLE GARAGE and three large reception rooms.

To the ground floor, the property comprises: an entrance hallway, a WC, a kitchen, a useful utility room, a conservatory, a dining room, a living room and a large additional reception room ideal when entertaining. To the first floor the property features: a luxurious master suite with a dressing room and a luxury en-suite, a guest bedroom with en-suite, four additional double bedrooms and a house bathroom. There is also a large attic space which already has planning permission and could quite easily be converted into an additional room.

Located in the popular residential location of Birkby and only a short drive from Lindley village and all of the amenities within, it is a perfect spot! The M62 network is within close proximity, providing access to the nearby cities of Leeds, Halifax and Manchester. Excellent primary and secondary schools are also easily accessible.

This property is decorated to a very high standard throughout and is ready-to-move-into. The true size and specification of this property can only be appreciated on a viewing - book yours today!

## Entrance Vestibule

Enter this impressive property through a PVCu door into this useful entrance vestibule. There are two glass panels adjacent to the door allowing plenty of natural light. Double solid oak doors lead through to the entrance hallway.

## Entrance Hallway

This commanding entrance hallway has a staircase providing access to the first floor accommodation. The hallway benefits from solid oak flooring which extends through to the living room and the ground floor WC. Providing access to the living room, kitchen and WC.

## Ground Floor WC

A fully tiled spacious ground floor WC with a hand basin. There is also a chrome towel rail and solid oak flooring.

## Living Room

A spacious reception room with solid oak flooring and a PVCu window to the front aspect. The focal point of the room is the fireplace which houses a gas fire and has a marble hearth and surround. Double doors lead through to the dining room.

## Dining Room

A large additional reception currently used as a dining room. Access from both the kitchen and living room. Glass sliding doors lead through to the conservatory.

## Conservatory

A spacious conservatory with tiled flooring and PVCu patio doors leading out into the rear garden.

## Kitchen

A contemporary luxurious kitchen set to the rear of the property. This space continues to uphold the high, modern aesthetic throughout, boasting cream high gloss matching wall and base units, black granite worksurfaces and porcelain floor tiles. The kitchen benefits from a composite sink and drainer and a breakfast bar providing seating for two people. Integrated appliances comprise of a large range oven with five ring gas hob, an extractor fan, a dishwasher and a fridge/freezer. There is a PVCu window to the rear aspect. Access to the utility room, second reception room, dining room and integral garage.

## Second Reception Room

This spacious second reception room was built when the extension carried out in 2010. This ideal family room provides ample space when entertaining guests or for large families. There is a fireplace with a gas fire on a marble hearth and PVCu patio doors leading into the rear garden.

## Utility

Adjacent to the kitchen is the utility room providing matching wall and base units, porcelain tiled flooring and laminate worksurfaces. There is plumbing for a washing machine and a PVCu door leading to the rear garden.

## Landing

Carpeted stairs rise to the first floor landing which provides access to all the bedrooms and the house bathroom. Access to the loft via a drop down ladder.

## Master Suite

An impressive well appointed master suite with a cream carpet and separate dressing room with fitted shelves and rails. There is a PVCu window to the front elevation and access to the en-suite.

## En-Suite

A luxury fully tiled en-suite with ceramic tiles to the floor. Comprising of a WC, a vanity unit with wash basin and a double shower unit with glass doors. Also benefiting from a chrome towel rail. There is a PVCu window to the side elevation.

## Bedroom Two

A second double bedroom with an abundance of space. Featuring a cream carpet, fitted wardrobes, drawers and a dressing table. PVCu window to the rear elevation with far reaching views.

### Bedroom Three

A third double bedroom with a cream carpet, fitted wardrobes and a dresser. There is a PVCu window to the front elevation and access to the en-suite.

### En-Suite

A fully tiled en-suite with a shower cubicle with a rain head and handheld shower, a WC and wash basin. PVCu window to the side elevation.

### Bedroom Four

A fourth double bedroom with a cream carpet, fitted wardrobes with glass sliding doors and a dressing table. PVCu window to the front elevation.

### Bedroom Five

A fifth double bedroom with a cream carpet and PVCu window to rear elevation.

### Bedroom Six

A sixth bedroom with a cream carpet and PVCu window to the rear elevation.

### House Bathroom

A luxury, modern fully tiled house bathroom with ceramic tiled flooring comprising of a WC, a wash basin, a vanity unit, a large luxury bath with a shower and a glass screen. Also benefiting from a heated towel rail. PVCu privacy window to the rear elevation.

### Exterior

To the front of the property is a attractive block paved driveway (providing off road parking for five cars) leading to a double integral garage. The garage benefits from an electric door, power and lighting. To the rear is a spacious garden fully enclosed garden with a large lawn and patio area.

### 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.





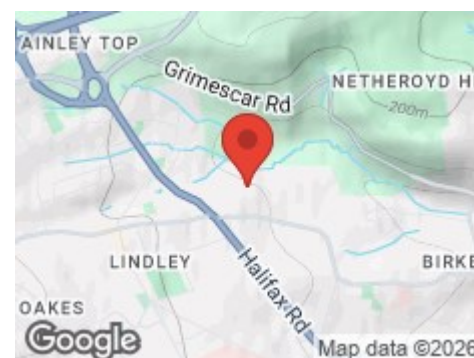
## Road Map



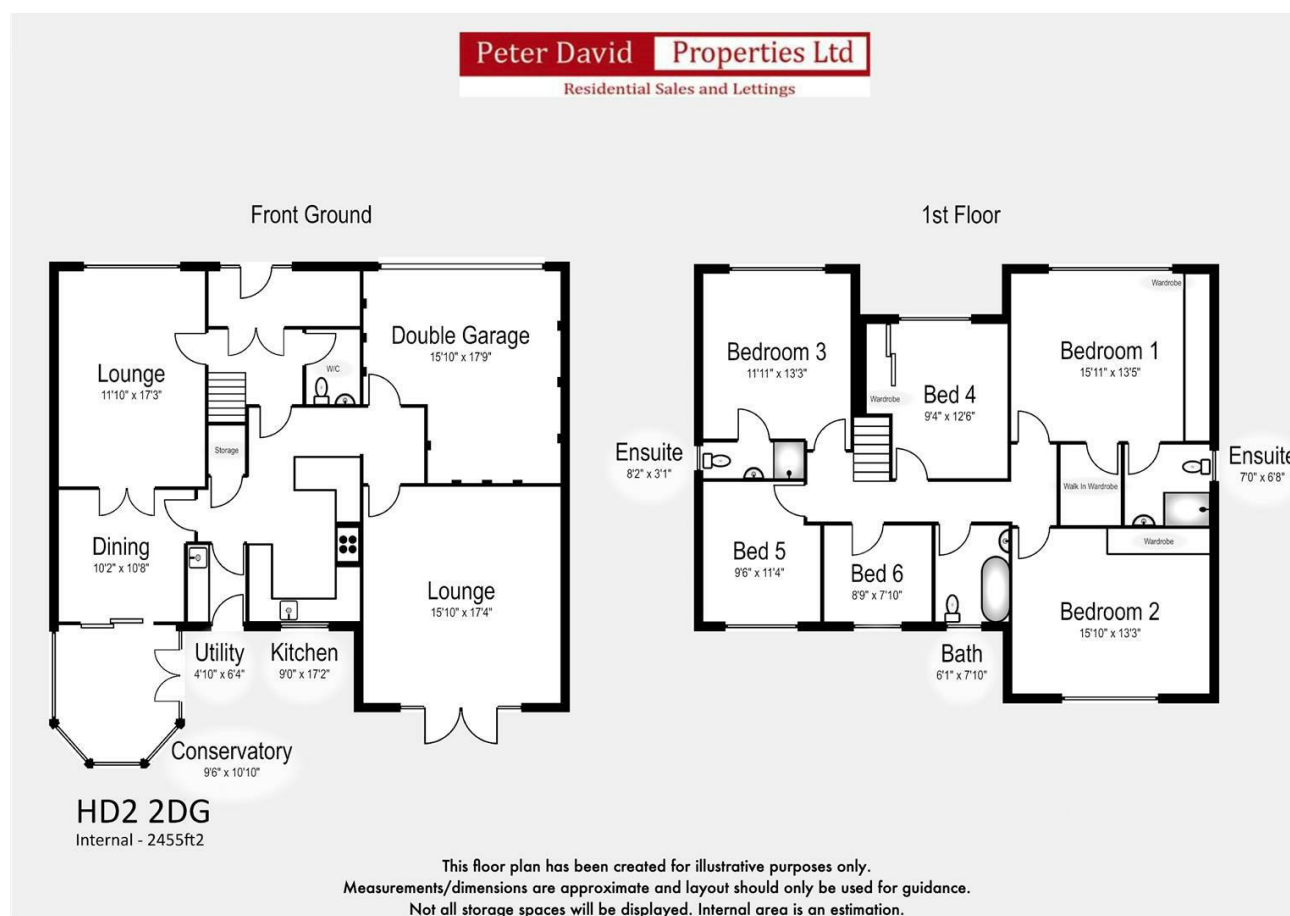
## Hybrid Map



## Terrain Map



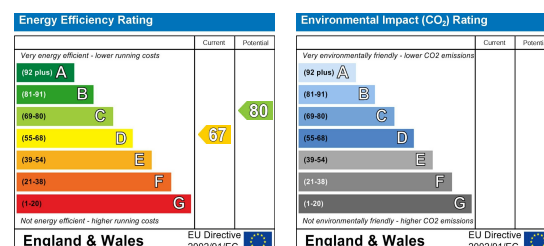
## Floor Plan



## 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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