

Peter David

Properties Ltd

Residential Sales and Lettings



38 Woodhouse Gardens

Woodhouse, Brighouse, HD6 3UH

£329,950



38 Woodhouse Gardens

Woodhouse, Brighouse, HD6 3UH

£329,950



**** Offered with no upward chain ****

Peter David Properties are delighted to present to the open market this **THREE BEDROOM DETACHED PROPERTY**, located in the **HIGHLY SOUGHT AFTER AREA** of Woodhouse. The property is within walking distance of the Ofsted **OUTSTANDING** Woodhouse Primary School, Brighouse Train Station and Brighouse town centre. The property also has excellent access to the M62 motorway network, and all local transport routes.

Briefly, the ground floor comprises: an entrance hallway, cloakroom, living room, dining room, conservatory and kitchen. To the first floor, there is a master bedroom with an en-suite, two further bedrooms and a house bathroom. Externally, there is a drive to the front, providing ample off road parking and a detached garage.

To the rear of the property is an enclosed garden with a decked area, a lawn, and a large, covered seating area. Due to its location and size, this property is likely to be popular - please contact Peter David Properties to arrange a viewing today.

Entrance Hallway

Providing access to the ground floor accommodation through a uPVC door, with under stair storage.

Cloakroom

A fully tiled ground floor cloakroom which benefits from a WC, a hand basin encased in a vanity unit and a porthole window to the front aspect.

Living Room

A spacious living room with carpet throughout, leading onto the dining room. With a large window to the front aspect.

Dining room

A further living space, currently set up as a dining room, with double doors leading onto the conservatory and a door to the kitchen.

Conservatory

A large room with triple aspect windows allowing for plenty of natural light. With heating and air conditioning and French doors to the rear garden.

Kitchen

The kitchen, which can be accessed through an external side door, benefits from cream wall and base units, a four ring gas hob and Neff electric oven, an inset stainless steel sink and drainer. With integrated fridge, freezer and dishwasher and plumbing for a washing machine. With a window to the rear aspect.

Landing

Providing access to the first floor accommodation with access to the loft by a drop down ladder.

Master Bedroom

A spacious double bedroom with fitted wardrobes to one wall and a window to the front elevation. Benefitting from an en-suite shower room.

En-suite

A fully tiled en-suite shower room with a WC, a hand basin, a shower and a chrome heated towel rail. With a window to the side elevation.

Bedroom Two

A further double bedroom with fitted mirrored wardrobes and a window to the rear elevation.

Bedroom Three

A single bedroom with sliding mirrored wardrobes and a window to the rear elevation.

House Bathroom

The house bathroom comprises; a WC, a hand basin and a bath with shower attachment. With part tiled walls, a built in storage cupboard and a window to the front elevation.

External

Externally, the property benefits from a drive to the front of the property providing plenty of off road parking and a detached garage. To the rear of the property, there is an enclosed garden with a lawn, a decked area and a large, covered, seating area.

Viewings

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

Directions

For Satnav please use the postcode HD6 3UH.

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



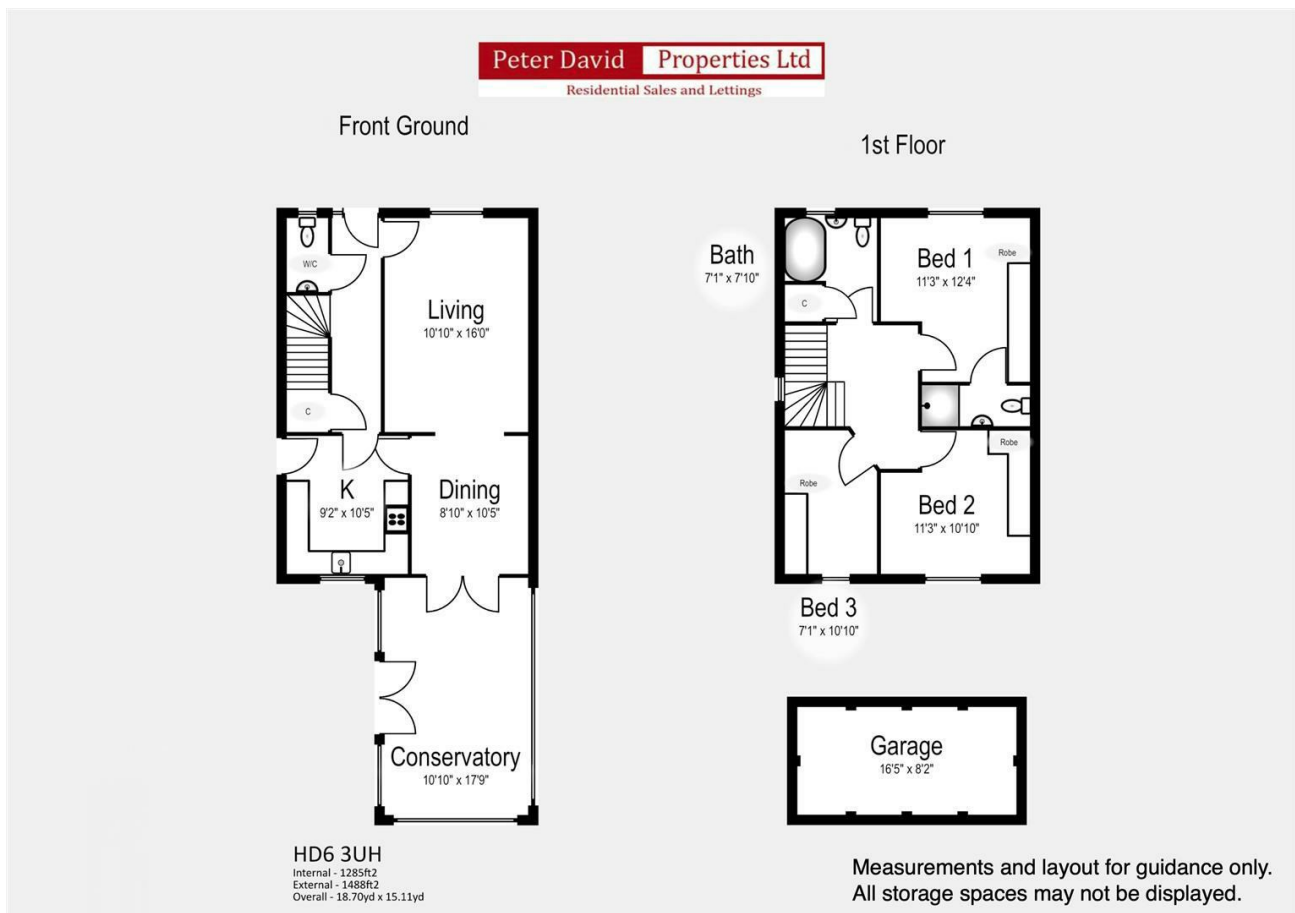
Hybrid Map



Terrain Map



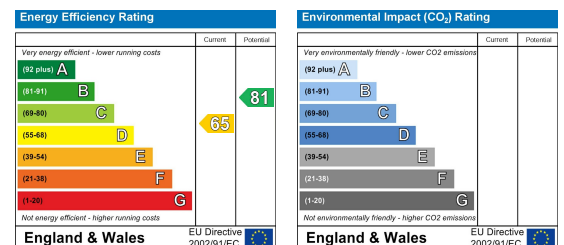
Floor Plan



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



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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk