

Peter David

Properties Ltd

Residential Sales and Lettings



12 Bluebell Drive

Wyke, Bradford, BD12 8AG

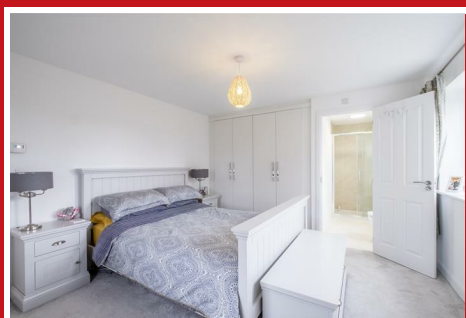
Offers Over £425,000



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* IMMACULATELY PRESENTED DETACHED FAMILY HOME *

Peter David Properties are proud to present to the open market this BEAUTIFULLY PRESENTED property located in the CONVENIENT LOCATION of Wyke. The property is perfect for a growing family, benefiting from FIVE DOUBLE BEDROOMS. Situated over three floors, there is also ample space for those working from home. The property benefits from numerous windows over three floors, flooding in natural light to all aspects. Internally comprising: an entrance hallway, a cloakroom, a kitchen diner, utility room, and a living room. To the first floor there are three double bedrooms, with an en-suite to the master, and a house bathroom. To the second floor there are a further two bedrooms and a bathroom. Externally there is a detached single garage and drive way for three cars, along with an enclosed rear garden which is easy to maintain with a lawn and a patio. The property is just 4 years old with 6 years NHBC remaining, and resides on the popular David Wilson 'Bluebell Woods' development, within easy reach of the M62 motorway network, close proximity to Brighouse town centre and within catchment for a number of well regarded primary schools.

Entrance Hallway

Providing access to the ground floor accommodation through a composite door. With a useful storage cupboard for coats and shoes, and access to the cloakroom, kitchen diner, and living room.

Kitchen Diner

A large open plan kitchen diner which makes the perfect space for entertaining. The kitchen comprises: an integral six ring gas hob with an extractor over head, a double electric oven, and an integral fridge freezer and dishwasher. Further benefitting from matching cream gloss wall and base units, a tiled floor, and an inset stainless steel sink and drainer. There is ample space to dine with a peninsular island, and room for a large dining table.

Living Room

A sizable living room with neutral carpet and decor. With an attractive feature bay window to the front and an additional window to the side aspect.

Cloakroom

A cloakroom with a WC, a hand basin, and a tiled floor.

Utility

Accessed from the kitchen, the utility room benefits from matching cream gloss wall and base units, a stainless steel sink and drainer, and space for a washing machine and dryer. There is also a large storage cupboard and a composite door to the side aspect.

First Floor Landing

With two windows to the side and a storage cupboard housing the water tank.

Master Bedroom

A spacious dual aspect double bedroom with built in wardrobes to one wall and access to the en-suite bathroom. With two picturesque windows to the rear elevation, overlooking the garden, woodland and views of Lightcliffe in the distance. A further window sits adjacent with views over the grassed and wooded area to the front aspect.

En-Suite

A fully tiled bathroom with a WC, a hand basin encased in a vanity unit, and a walk in shower. Window to the rear elevation.

Bedroom Two

A generously proportioned double bedroom with neutral decor and a window to the front elevation.

Bedroom Three

A double bedroom with a window to the side elevation.

House Bathroom

A fully tiled house bathroom with a WC, a hand basin, and a bath with a shower over head and a glass shower screen.

Second Floor Landing

A spacious landing with eaves storage and a Velux window.

Bedroom Four

A generously proportioned fourth double bedroom, currently being used as a second lounge / games room, with a window to the front elevation and a Velux window to the rear.

Bedroom Five

A double bedroom with access to the loft space and a window to the front elevation.

Second Floor Bathroom

A further bathroom with a WC, a hand basin, and a walk in shower. With part tiled walls, a tiled floor, and a Velux window.

External

Externally the property benefits from a detached single garage, along with a drive way allowing off road parking for three cars. There is an enclosed garden to the rear with two patio areas and a lawn. To the side there is a small lawn and at the front there is a path leading to the front entrance of the property.

Viewings

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

Directions

For Satnav please use the postcode BD12 8AG.

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



Road Map



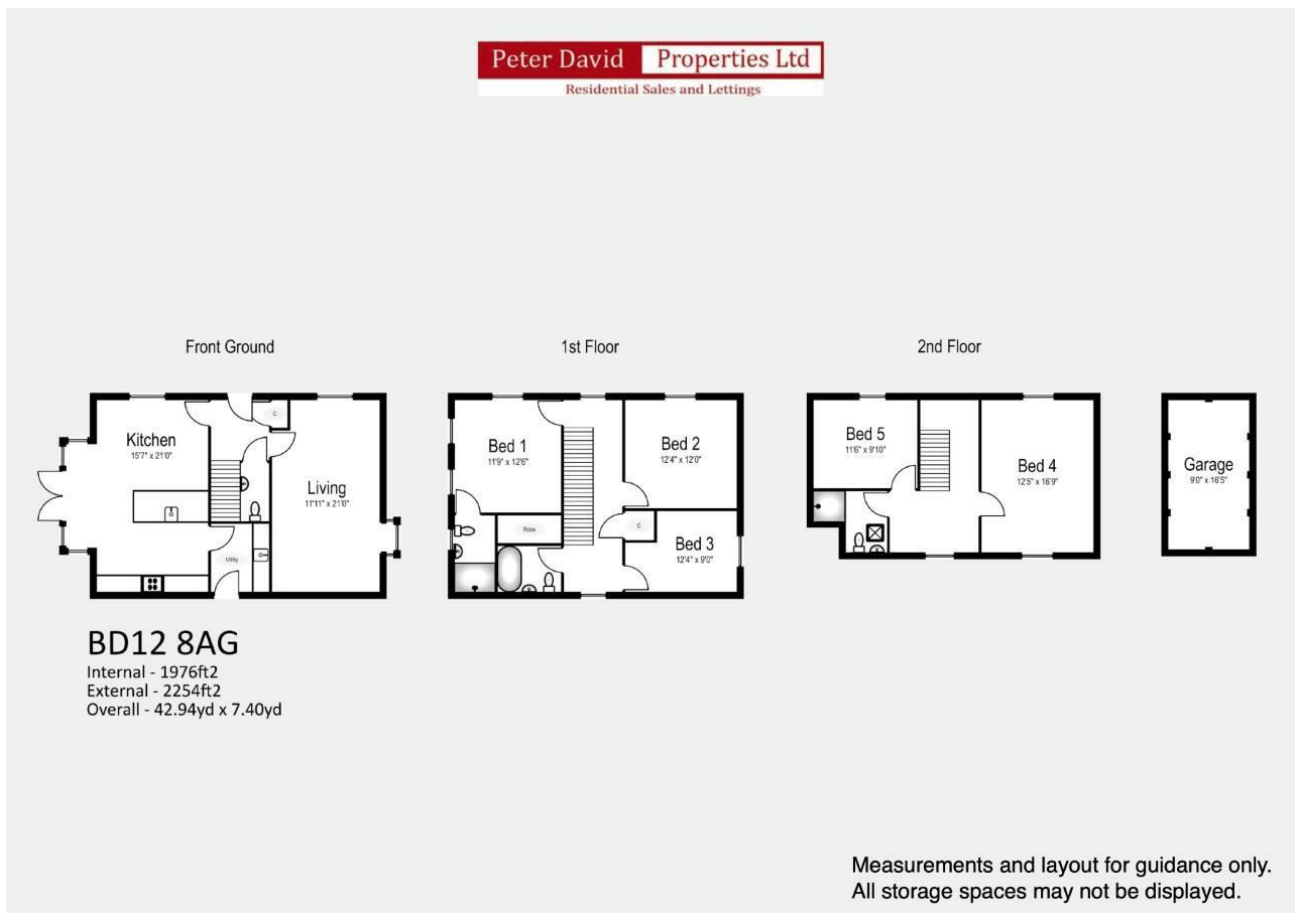
Hybrid Map



Terrain Map



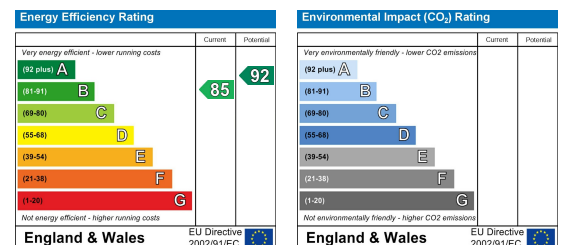
Floor Plan



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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