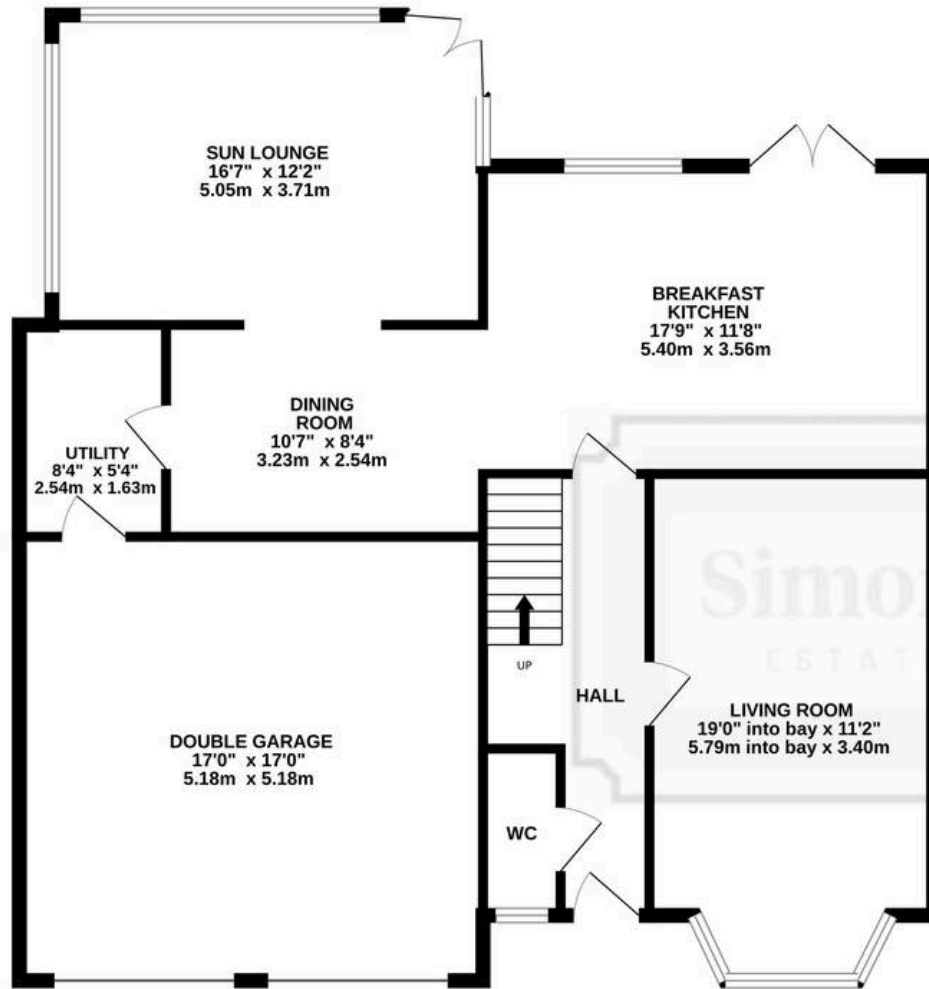




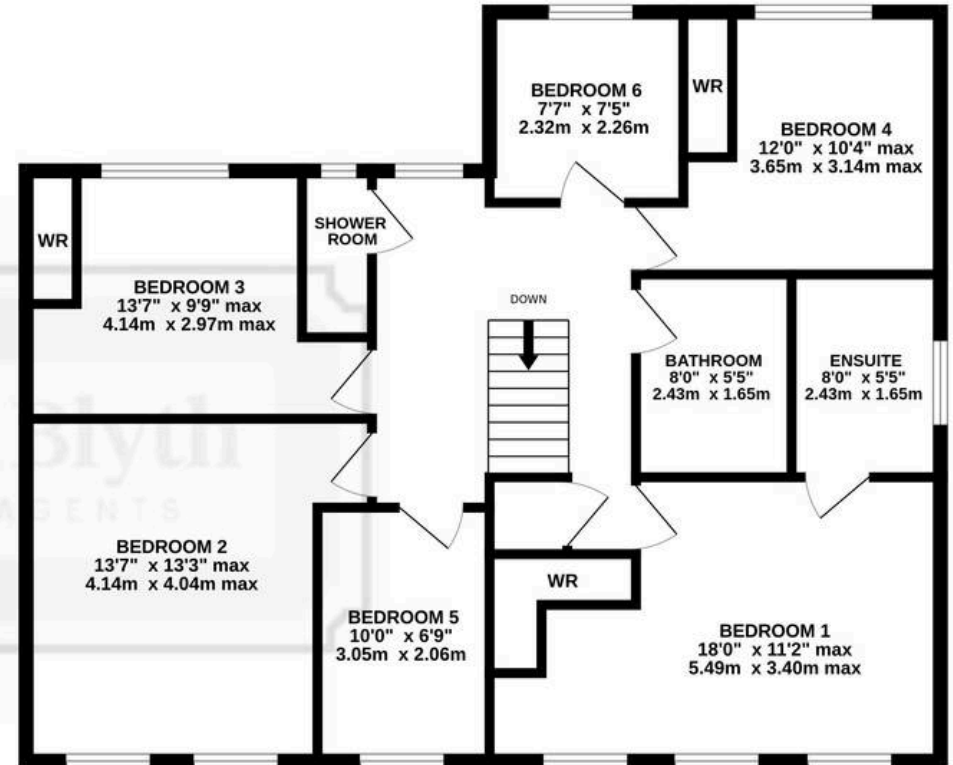
12 Redwood Drive, Bradley, Huddersfield

Offers in Region of **£550,000**

GROUND FLOOR



1ST FLOOR



REDWOOD DRIVE

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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12 Redwood Drive

Huddersfield

A spacious six bedroom detached family home with double garage, four car driveway and standing in a plot of 0.21 of an acre with large enclosed West facing rear garden.

This provides well appointed accommodation with a gas central heating system, pVCU double glazing, alarm and comes with carpets, curtains and blinds. Briefly comprising to the ground floor entrance hall, downstairs w.c., living room including surround sound projector and remote screen, fitted breakfast kitchen with appliances, separate dining room, large sun lounge and utility room. First floor landing leading to master bedroom, dressing and en-suite, five further bedrooms, bathroom and shower room.

There is a lovely on site residents only leisure complex which is £54.00 per month per household full details of the facilities are within the brochure. The property is well placed for access to the M62, local schools and farm shop.

Council Tax band: E

Tenure: Freehold





Entrance Hall

With composite panelled and frosted double glazed door, there is a decorative ceiling rose with ceiling light point, ceiling coving, central heating radiator, Oak effect flooring and to one side a glass panelled staircase with Oak handrail rises to the first floor. From the hallway access can be gained to the following rooms:-

Downstairs W.C.

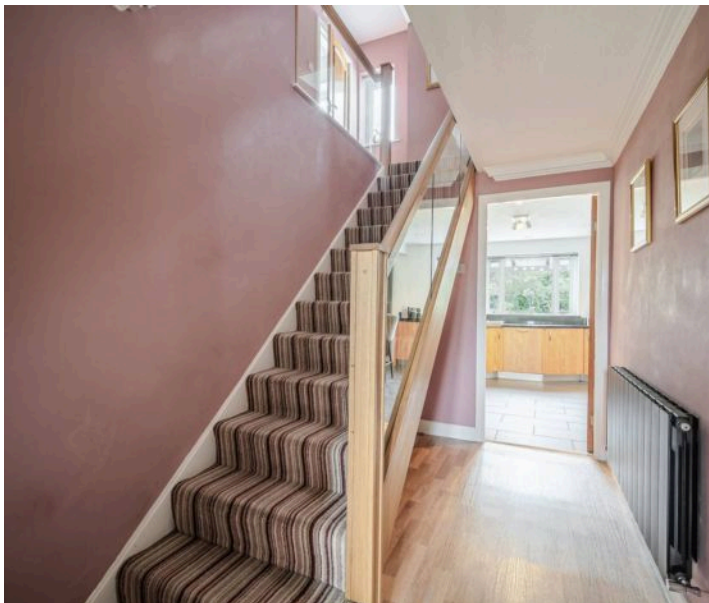
6' 7" x 3' 0" (2.01m x 0.91m)

With frosted pVCU double glazed window, ceiling light point, 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

19' 0" x 11' 2" (5.79m x 3.40m)

This comfortable and well proportioned reception room is situated to the front of the property and has a walk in bay with pVCU double glazed window looking out across the garden, there is ceiling coving, four wall light points and stone effect designer central heating radiator. As a main focal point of the room there is a log flame effect gas fire and there is a hard wired fitted projector with five speakers, sub woofer and a 99" remote control screen.



Breakfast Kitchen

17' 9" x 11' 8" (5.41m x 3.56m)

This has pVCU double glazed windows and adjacent pVCU double glazed french doors with integrated blinds, these provide access to the rear garden. There are a number of inset ceiling downlighters, ceiling light point, tiled floor, and two vertically hung Armadillo style radiators, range of base and wall cupboards, drawers, contrasting overlying granite worktops which extend to form a breakfast bar together with matching granite upstands, there is a corner Blanco resin one and a half bowl sink with chrome monobloc tap and with integrated soap dispenser, Siemens five ring induction hob with stainless steel and curved glass extractor over, Siemens electric fan assisted oven, combi oven and warming drawer, integrated Bosch dishwasher, Midea american style fridge freezer with fridge and two deep freezer drawers, Baumatic wine cooler. There are frosted glazed cupboards with downlighters, pelmet downlighters and concealed lighting beneath the wall cupboards.

To one side an archway gives access to the dining room.

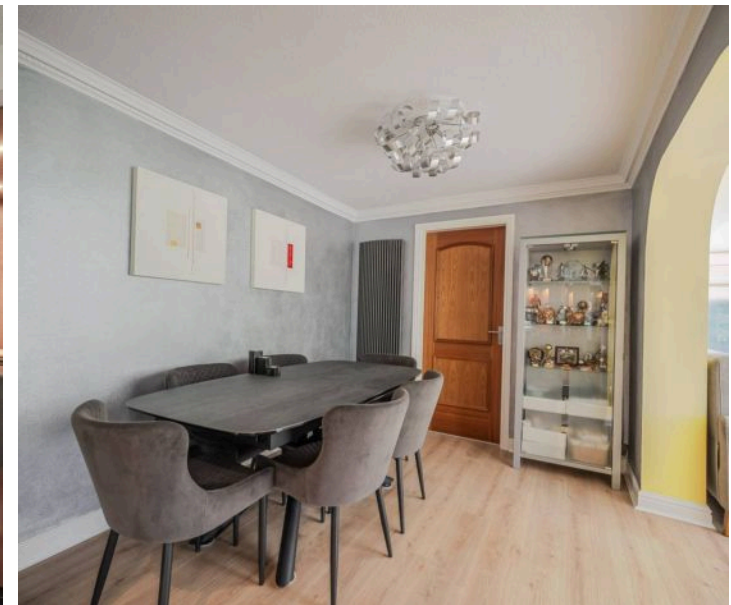


Dining Room

10' 7" x 8' 4" (3.23m x 2.54m)

This has a decorative ceiling rose with ceiling light point, ceiling coving, Oak effect laminate flooring which continues into the sun lounge, door giving access to the utility room and Armadillo style vertically hung radiator.

From the dining room a large archway provides access to the sun lounge.





Sun Lounge

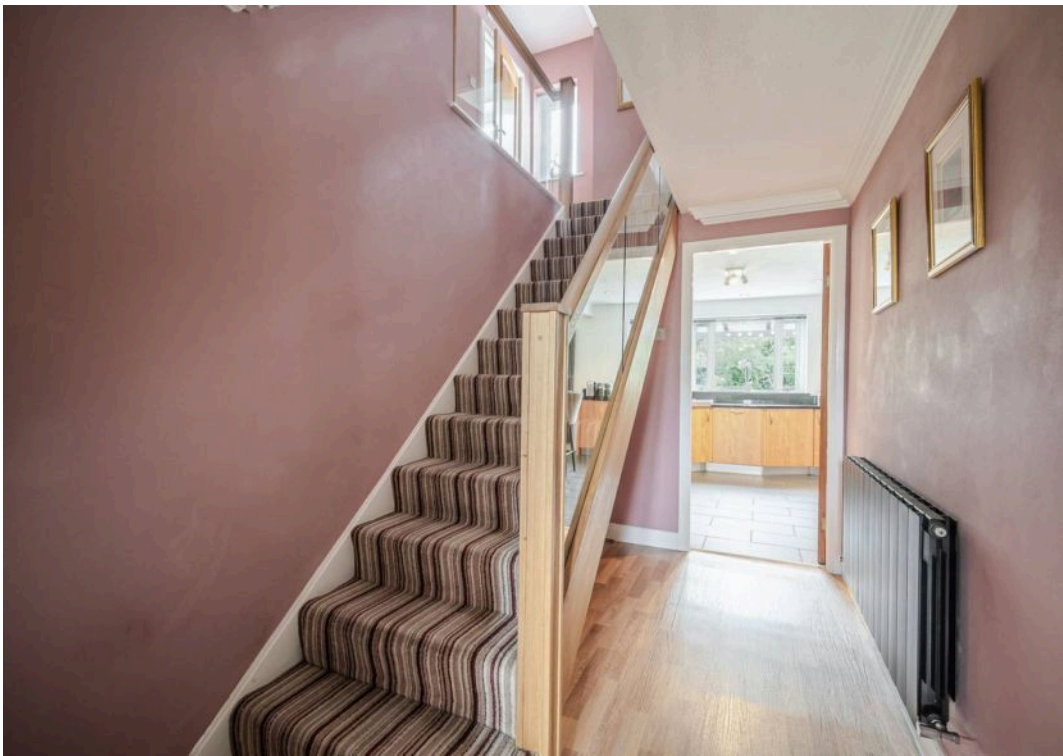
16' 7" x 12' 2" (5.05m x 3.71m)

This has a pitched ceiling with inset LED downlighters, Oak effect flooring, three slimline electric wall heaters and pVCU double glazed french doors giving access to the garden.

Utility Room

8' 4" x 5' 4" (2.54m x 1.63m)

This a ceiling light point, courtesy door to the double garage, central heating radiator and fitted with a range of medium Oak faced base and wall cupboards, contrasting overlying worktop with tiled splashback inset single drainer stainless steel sink with chrome mixer tap and with space for washing machine and tumble dryer.





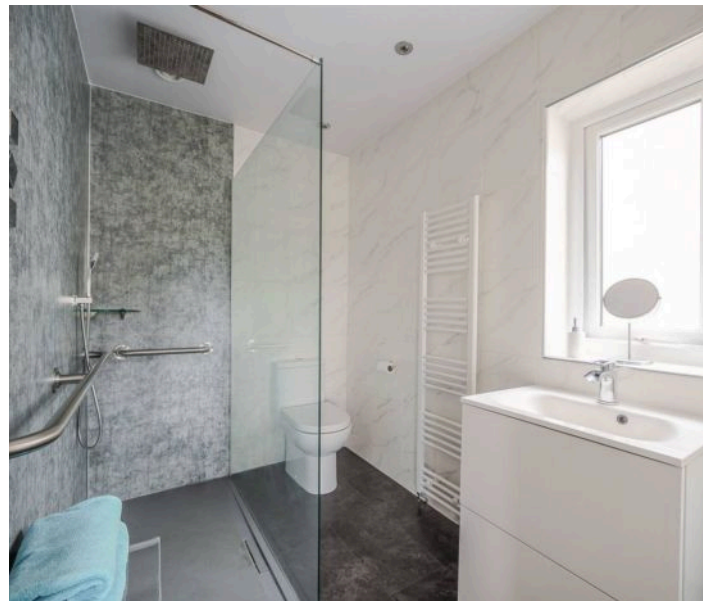
First Floor Landing

With a glass panelled balustrade with Oak handrail, ceiling light point, inset ceiling downlighter, storage cupboard over the bulkhead which also houses the hot water cylinder, pVCU double glazed window and from the landing access can be gained to the following rooms:-

Bedroom One

18' 0" x 11' 2" (5.49m x 3.40m)

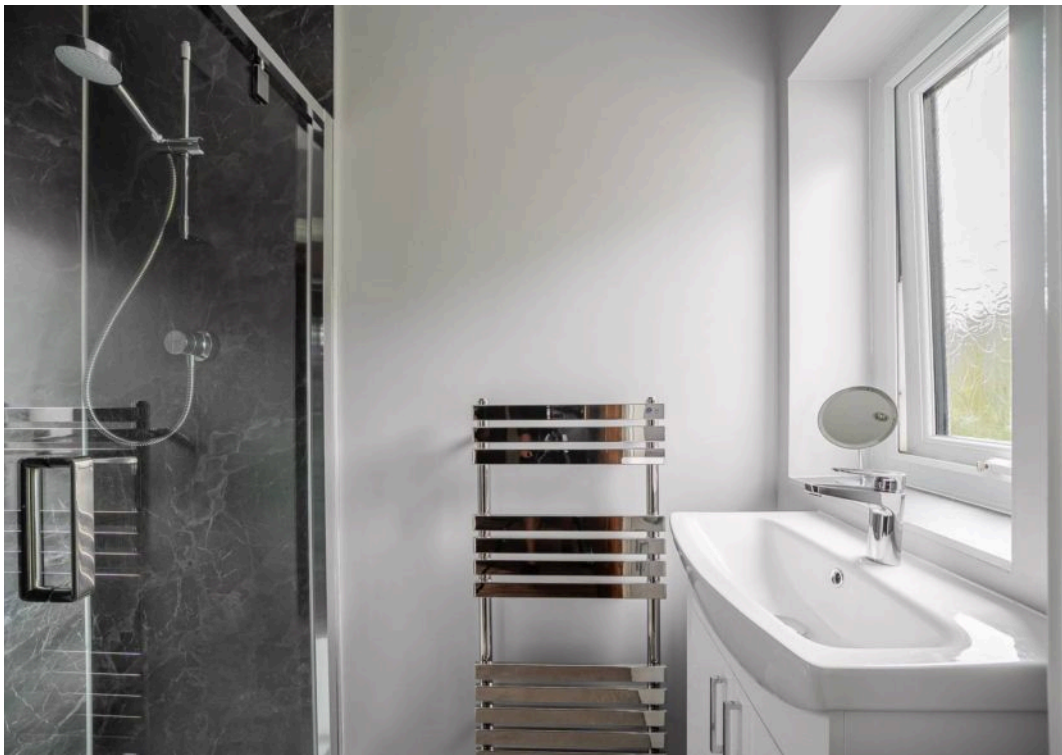
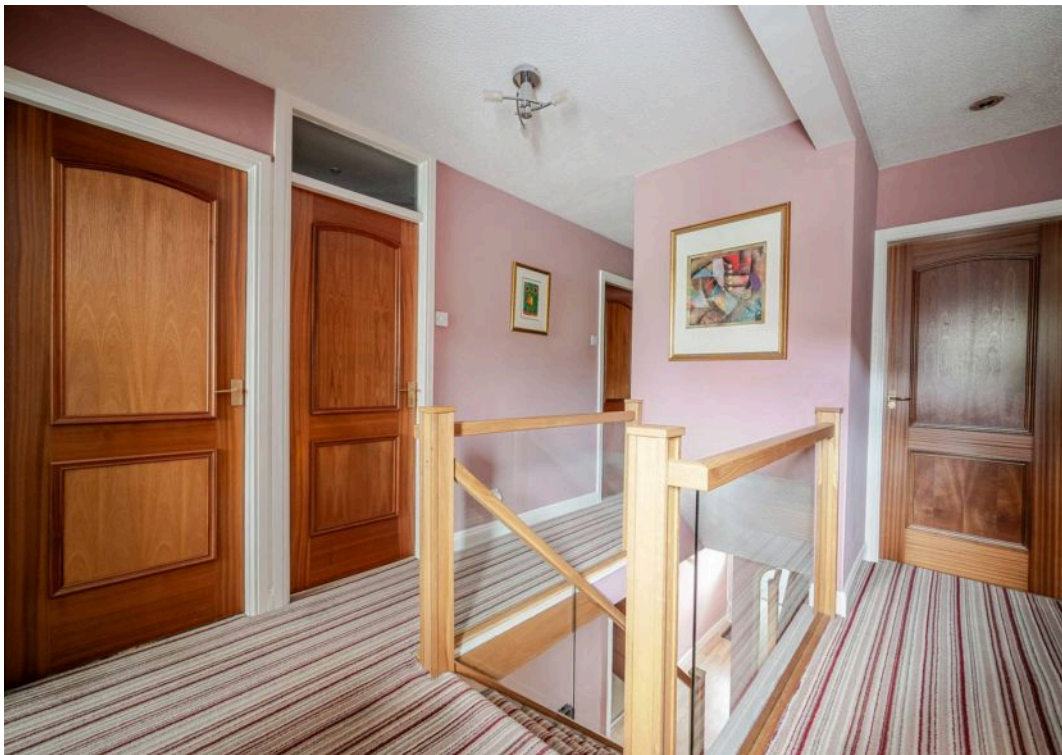
A generously proportioned principle bedroom which has lots of natural light from three pVCU double glazed windows enjoying a pleasant aspect across to Emley Moor mast. There is a ceiling light point, ceiling coving, Armadillo style vertically hung radiator and fitted furniture including wardrobes, high level cupboards, bedside tables and to the dressing area there is an inset ceiling downlighter directly over the dressing table with drawers beneath with a further bank part mirror fronted floor to ceiling wardrobes. To one side a door gives access to an en-suite shower room.



En-Suite Shower Room

8' 0" x 5' 5" (2.44m x 1.65m)

With inset ceiling downlighters, frosted pVCU double glazed window, floor to ceiling tiled walls, tiled floor, ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc waterfall style tap, low flush w.c. and large walk in shower with easy clean panelled floor to ceiling walls, glazed panel to one side and fitted with a rainfall fixed shower head and separate hand spray.



Bedroom Two

13' 7" x 13' 3" (4.14m x 4.04m)

A double room which has two pVCU double glazed windows enjoying a pleasant aspect to the front with views across to Emley Moor mast. There is a ceiling light point and central heating radiator.

Bedroom Three

13' 7" x 9' 9" (4.14m x 2.97m)

This room is large enough to be used as a double room but configured as a single with fitted part mirror fronted floor to ceiling wardrobes, high level cupboards and single bedside table. There is a pVCU double glazed window looking out over the rear garden, central heating radiator and ceiling light point.

Shower Room

6' 7" x 2' 9" (2.01m x 0.84m)

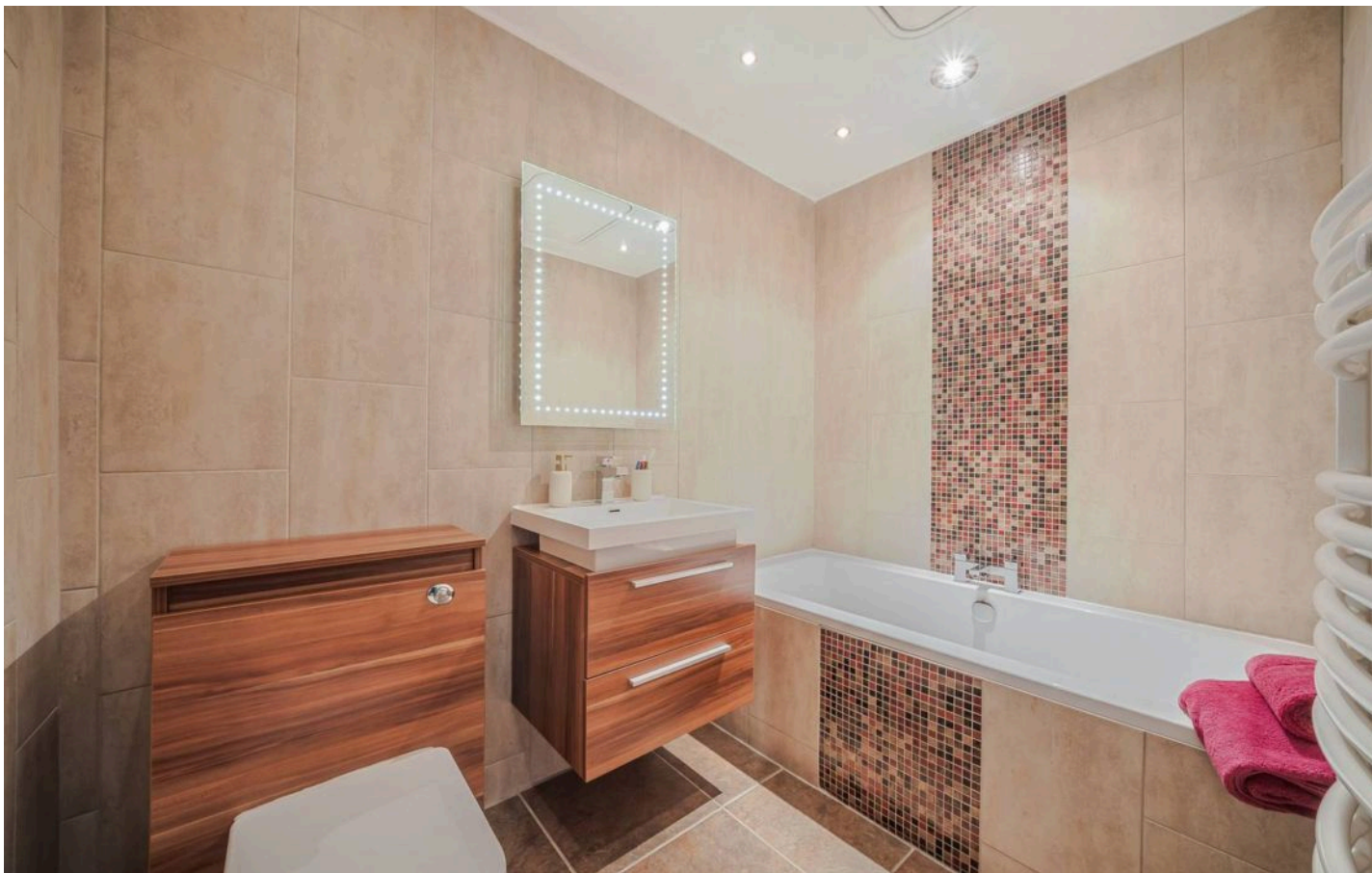
With a frosted pVCU double glazed window, inset ceiling downlighters, extractor fan, chrome heated towel rail and fitted with vanity unit incorporating wash basin with chrome monobloc tap and with easy clean panel walls to the shower with glass door and chrome shower fitting.

Bedroom Four

12' 0" x 10' 4" (3.66m x 3.15m)

A double room which has a pVCU double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and fitted furniture including floor to ceiling wardrobes and bedside tables.





Bedroom Five

10' 0" x 6' 9" (3.05m x 2.06m)

A good sized single room which has a pVCU double glazed window enjoying a pleasant aspect with views stretching across to Emley Moor mast, there is a ceiling light point and central heating radiator.

Bedroom Six

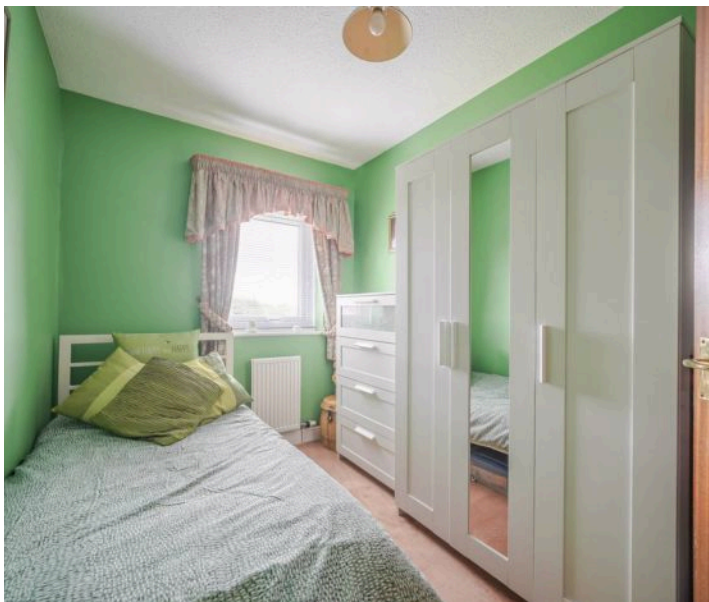
7' 7" x 7' 5" (2.31m x 2.26m)

This is currently utilised as a study and has a pVCU double glazed window looking out over the rear garden, ceiling light point and central heating radiator.

Family Bathroom

8' 0" x 5' 5" (2.44m x 1.65m)

This has inset ceiling downlighters, with loft access having a retractable aluminium ladder leading to a partly boarded roof space with light. The bathroom has floor to ceiling tiled walls, tiled floor, ladder style heated towel rail and fitted with a suite comprising double ended bath with tiled side panel and chrome mixer tap, wall hung vanity unit incorporating wash basin with chrome monobloc tap with mirror over with LED lighting and low flush w.c. with concealed cistern.



Parking

To the front of the property there is a four car tarmac driveway with a block paved border and this provides access to an integral double garage. There are two up and over doors, EV charging point. Garage measures 17'0 x 17'0 with courtesy door to the utility room with power and light.

Gardens

To the front of the property there is an open plan lawn garden with planted trees, flowers and shrubs to the borders. A flagged pathway leads to the main entrance with external lighting. To the left hand side of the driveway there is a further lawn garden with planted tree, hedge and flagged pathway that leads down the left hand side of the property with a wrought iron hand gate. There is a lovely west facing rear garden which has a large shaped lawn, a variety of planted trees, flowers and shrubs, there is a small flagged patio to one side whilst immediately to the rear of the property there is a powder coated aluminium and glazed canopy which partly covers an extensive Indian stone flagged patio and can be accessed from either the breakfast kitchen or sun lounge, there is a feature wall with split faced tiles. Outside cold water tap, two external power points, water feature with a fountain and to the far side of the house and screened by timber fencing there is a bin store and timber garden shed.





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ESTATE AGENTS

Leisure Complex

There is a lovely on site residents only leisure complex which is £54.00 per month per household.

Sports & Recreation

Swimming Pool- A private, luxury swimming pool is available for residents. Gym- A fully equipped gymnasium is available for fitness training. Squash Court- A squash court is available for residents. 5 a Side Football Pitch- A 3G 5 a side football pitch is available. Tennis/Basketball Court- Both can be used by residents. Classes- A variety of classes are offered to residents such as, aqua zumba, badminton, bums & tums, childrens football, golf, gym fitness training, mens five a side football, pilates, swimming, table tennis, walking group, tennis and yoga.

Social & Other facilities

Bar- A licensed bar is available for residents and guests. Function Suite- The beautifully appointed function suite can be hired for various events. Members Lounge- A lounge is available for members. Private Hire- The function room and bar area are available for private hire for different occasions. Catering- Food and drinks can be provided for events held at the centre.

Additional Details

The property has a gas central heating system. The property has pVCU double glazing. The property is fitted with a security alarm and sensor operated external lights.

Directions

Using satellite navigation enter the postcode HD2 1PW



VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878 **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) **COPYRIGHT** Unauthorised reproduction prohibited.

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OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday – 8:45 am to 5:30 pm

Saturday – 9:00 am – 4:00 pm

Sunday – 11:00 am – 2:00 pm



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