

Peter David Properties

Residential Sales and Lettings

"The Cuillins", 4A Blakelaw Drive

£525,000



"The Cuillins", 4A Blakelaw Drive

Description

**** ** A RARE OPPORTUNITY TO PURCHASE A JACK HENRY STONE BUILT FOUR BEDROOM DETACHED PROPERTY WITH A WRAP AROUND EXTENSION **** Peter David Properties are proud to present to the market this spacious four bedroom detached property, situated on a quiet cul-de-sac in the popular residential location of Clifton and which would make a perfect family home. The property is ideally located just a short distance from Brighthouse Town Centre and all local amenities found within, Ofsted rated outstanding and good primary and secondary schools and the M62 motorway network, which is perfect for those needing to commute. The property briefly comprises: entrance hallway, downstairs WC/cloaks, a utility, a dining kitchen, a living room, office, a multi-purpose room, landing, master bedroom with ensuite, three further double bedrooms and a house bathroom. Externally the property further benefits from a large driveway, a double detached garage and lawns to three sides. To the rear there is a stone paved patio and a large lawn, which is accessible via a gate from the front of the property. Internal viewings are advised to appreciate what this property has on offer. Please contact Peter David Properties to arrange your viewing today.

Features

- Four Double Bedrooms
- Wrap Around Extension
- Fitted Wardrobes To Each Bedroom
- Close to excellent schools
- Popular Location
- Double Detached Garage & Large Driveway
- Alarm System
- EPC - TBC
- Spacious Accommodation Throughout
- Large Garden To Three Sides

Entrance Hallway 5.21m (17'1") x 0.97m (3'2")

Providing access to the ground floor accommodation and benefiting from an understairs storage cupboard.

WC 1.93m (6'4") x 0.79m (2'7")

Comprising: WC, a hand basin with tiled splashback and a chrome heated towel rail.

Utility 2.49m (8'2") x 2.18m (7'2")

A useful utility room which comprises: base units with a granite effect work surface, a stainless steel sink and drainer with tiled splashback and space and plumbing for a washing machine and tumble dryer. There is also a window to the side aspect and an external side door. The utility room also houses the Baxi combi boiler.

Office 2.29m (7'6") x 3.25m (10'8")

With a window to the front aspect.

Multi-Purpose Room 3.66m (12'0") x 3.15m (10'4")

The current owners are using this room as a fifth

bedroom. Window to the side aspect.

Kitchen Diner 8.05m (26'5") x 3.00m (9'10")

A large modern fitted kitchen diner with matching cream wall and base units, granite work surfaces, glass splashbacks and wooden flooring. The kitchen comprises: a Schock sink with a Quooker tap, waste disposal and drainer, integrated CDA appliances including: dishwasher, fridge, freezer, microwave, double electric oven with a three piece induction hob and extractor hood. With a wine rack, a TV point, a breakfast bar, space for a dining table and a window to the rear aspect.

Living Room 6.93m (22'9") x 5.16m (16'11")

A spacious living room which benefits from a Kinder log effect gas fire, a TV point and two large windows to the front aspect.

Orangery 6.93m (22'9") x 3.17m (10'5")

With laminate flooring, a TV point, four windows to the rear aspect and two further velux windows to the rear. The orangery also has French doors which lead out into the rear garden.

Landing 3.02m (9'11") x 0.89m (2'11")

Providing access to the first floor accommodation and loft hatch.

Master Bedroom 3.66m (12'0") x 4.90m (16'1")

A large double bedroom with fitted wardrobes, a TV point and a window to the front elevation.

En-Suite 2.08m (6'10") x 2.79m (9'2")

Comprising: WC and hand basin built into a vanity storage unit, a glass walk in shower cubicle and a chrome heated towel rail. With a useful storage cupboard, recessed lighting and a frosted window to the front elevation

Bedroom Two 3.94m (12'11") x 2.79m (9'2")

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

Bedroom Three 3.91m (12'10") x 2.79m (9'2")

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

Bedroom Four 3.20m (10'6") x 3.63m (11'11")

A fourth double bedroom with fitted wardrobes and a window to the front elevation.

Bathroom 2.21m (7'3") x 2.87m (9'5")

The partially tiled house bathroom comprises: a WC, a hand basin, a walk in glass shower cubicle, a bath and a chrome heated towel rail. With recessed lighting and a frosted window to the rear elevation.

External

Externally the property further benefits from a large driveway, a double detached garage and lawns to three sides. To the rear there is a stone paved patio and a large lawn, which is accessible via a gate from the front of the property.

Viewings

Strictly by appointment only.

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.

Directions - From Brighouse Town Centre

Take Commercial St and Lawson Rd to Huddersfield Rd/A641

Head east on Commercial St towards Briggate

Turn right onto Lawson Rd

Turn left to stay on Lawson Rd

Use the right lane to turn left onto Huddersfield Rd/A641

Turn right onto Clifton Rd/A643/A644

At the roundabout, take the 1st exit onto Clifton Rd/A643

Continue to follow A643

Turn right onto Towngate

Turn left onto Blakelaw Dr

Turn right to stay on Blakelaw Dr and your destination will be on the right.





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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