

# Peter David Properties

Residential Sales and Lettings

## Wentworth Court

### £280,000



# Wentworth Court

## Description

**\*\* LARGE DETACHED FAMILY HOME, - CHAIN FREE POSSESSION - BENEFITS FROM A SELF-CONTAINED APARTMENT \*\*** Peter David Properties are pleased to present to the market this extremely spacious four/five bedroom detached property, situated on a quiet residential location, just a short distance from Brighthouse Town Centre and offered for sale with no upward chain. This ideal family home is close to Ofsted rated outstanding local schools and the M62 motorway network and must be viewed to be appreciated! The property briefly comprises: an entrance hallway, a kitchen with a useful utility room, a WC, a living room, a snug/second reception room, a landing, three double bedrooms (one with an en-suite), a single bedroom and a house bathroom. The property further benefits from a self-contained annex which comprises: an entrance, a kitchen, a WC, a living room and a bedroom (which is currently being used as an office). Externally the property benefits from a driveway and small garden to the front and a generous but easy to maintain garden to the rear. There is also a remote powered large detached garage. Make this your perfect family home - book your viewing today!

## Features

Four/Five Bedrooms  
Self Contained Annex  
Chain Free  
Close to Local Amenities  
Large Detached Garage  
Two Reception Rooms  
Gardens To The Front & Rear  
EPC - D  
Spacious Family Home  
Close to Town Centre

## Self-Contained Annex

**Entrance 1.19m (3'11") x 1.04m (3'5")**

**Living Room 4.67m (15'4") x 2.90m (9'6")**

With a large bay window to the front aspect. (Currently being used as an office).

**Kitchen 1.80m (5'11") x 1.27m (4'2")**

Comprising: a stainless steel sink and drainer, base units with a work surface, lino flooring and a window to the rear aspect.

**WC 1.27m (4'2") x 1.02m (3'4")**

Comprising; a WC, a wash basin and lino flooring. The WC also houses the boiler.

**Bedroom 2.95m (9'8") x 4.85m (15'11")**

A double bedroom (currently being used as an office). Benefiting from a storage cupboard and providing access to the loft hatch. With a window to the front elevation

and two further windows to the rear elevation.

## Main House

**Entrance Hallway 4.93m (16'2") x 2.11m (6'11")**

Providing access to the ground floor accommodation with an understairs storage cupboard and an external door to the front.

**Kitchen 3.61m (11'10") x 2.69m (8'10")**

A fitted kitchen with matching wall and base units with granite effect work surfaces and lino flooring. The kitchen comprises: a stainless steel sink and drainer with tiled splashbacks, space for a cooker with an overhead extractor hood, a breakfast bar and space/plumbing for a washing machine. The kitchen also benefits from a separate utility area and a window to the rear aspect.

**Utility Area 2.72m (8'11") x 4.04m (13'3")**

**Ground Floor WC 1.57m (5'2") x 0.81m (2'8")**

Comprising; a WC, a wash basin and lino flooring.

**Living Room 3.35m (11'0") x 7.57m (24'10")**

A bright and airy living room which benefits from a gas fire set into a stone surround, a storage unit, patio doors which lead out to the rear garden and a large bay window to the front aspect.

**Dining Room/ Snug 4.83m (15'10") x 2.49m (8'2")**

A useful second reception room with a storage cupboard which houses the boiler. With a window to both the front and side aspects.

**Landing 3.12m (10'3") x 2.06m (6'9")**

Providing access to the first floor accommodation and loft hatch. Also benefiting from a large storage cupboard.

**Master Bedroom 3.43m (11'3") x 3.91m (12'10")**

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

**Bedroom Two 3.61m (11'10") x 2.69m (8'10")**

A second double bedroom with a large walk in storage cupboard and a window to the front elevation.

**En-Suite 2.87m (9'5") x 2.51m (8'3")**

Comprising: a WC, a wash basin, a glass walk in shower cubicle, a chrome heated towel rail, lino flooring and a frosted window to the rear elevation. The en-suite also has a door which leads out on to the landing.

**Bedroom Three 3.00m (9'10") x 2.39m (7'10")**

A double bedroom with a large storage cupboard and a window to the rear elevation.

**Bedroom Four 3.66m (12'0") x 2.29m (7'6")**

A single bedroom with a window to the rear elevation.

**House Bathroom 2.46m (8'1") x 1.65m (5'5")**

A partially tiled house bathroom which comprises: a WC, a wash basin built into a vanity storage unit, a bath with an overhead shower with a glass shower screen, a chrome heated towel rail and a frosted window to the rear elevation.

## External

Externally the property further benefits from a garden to

the front surrounded by shrubbery and a large driveway which leads to a remote powered large detached garage. To the rear there is a private enclosed garden.

### Viewings

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

Directions from Brighouse town centre -

Head east on Commercial St towards Briggate

Turn right onto Lawson Rd

Take Huddersfield Rd/A641 to Mill Royd St

At the roundabout, continue straight

Continue onto Huddersfield Rd/A641

Turn right onto Mill Royd St

Follow A643

At the roundabout, take the 2nd exit onto Bramston St/A643

Continue to follow A643

At the roundabout, take the 2nd exit onto Church St/A643

Continue to follow A643

Turn left onto Carr Green Ln

Turn left onto Wentworth Ct and your destination will be on the left.

### 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

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.

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