Peter David Properties Ltd

Residential Sales and Lettings

8 White Cross

Bradley, Huddersfield, HD2 1RR

Offers in the region of £150,000

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Ground Floor -

Entrance Hallway
Enter the property via a PVCu front door into a entrance hallway which provides access to the kitchen and living room. Stairs rise to the first floor accommodation.

Kitchen
To the rear of this property is the kitchen with tiled flooring, grey gloss base units and white gloss wall units, tiled splashbacks and laminate worksurfaces. Integrated appliances comprise of: a dual electric oven, a five ring gas hob, and an extractor fan. There are two free standing spaces, one with plumbing for a washing machine and one for a fridge/freezer. A stainless steel sink and drainer sits under a PVCu window overlooking the south facing rear garden. Benefiting from a PVCu door providing access to the side aspect of the garden.

Living Room
A spacious living room featuring an inglenook fireplace which houses a log burning stove on a stone hearth with a wood surround. This is a cosy space further benefiting from a PVCu window to the front aspect and double doors provide access to the conservatory.

Conservatory
A useful conservatory currently utilised as a dining room. There are PVCu windows to three sides and a PVCu door provides access to the rear garden.

First Floor -

Landing
Carpeted stairs rise to the first floor accommodation. Providing access to both bedrooms and the house bathroom. There is a PVCu window to the side aspect providing lovely views of Bradley Park.

Master Bedroom
There is a large double bedroom benefiting from a large alcove cupboard currently utilised as a wardrobe. There is a large PVCu window to the front elevation providing views of Bradley Park.

Second Bedroom
A further double bedroom with a large PVCu window overlooking the rear garden.

House Bathroom
A modern fully tiled house bathroom with linoleum flooring. Comprising of a WC, a wash basin and a shower cubicle with a glass screen. PVCu privacy window to the rear elevation.

Exterior
Externally this property sits on a large corner plot benefiting from an abundance of outside space. To the front of the property there is an enclosed lawn with a tarmacked pathway to the front entrance. To the side aspect is a large partially tarmacked driveway providing off road parking for up to six cars, which leads to a detached single garage. Additionally, there is a outbuilding benefiting from electrics. To the rear there is a south facing enclosed garden benefiting from a further two out buildings providing ample storage. There would be potential to extend this property given the amount of land (subject to planning permissions)

Mortgages
We recommend Chris Terry at Just Mortgages, on hand

to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

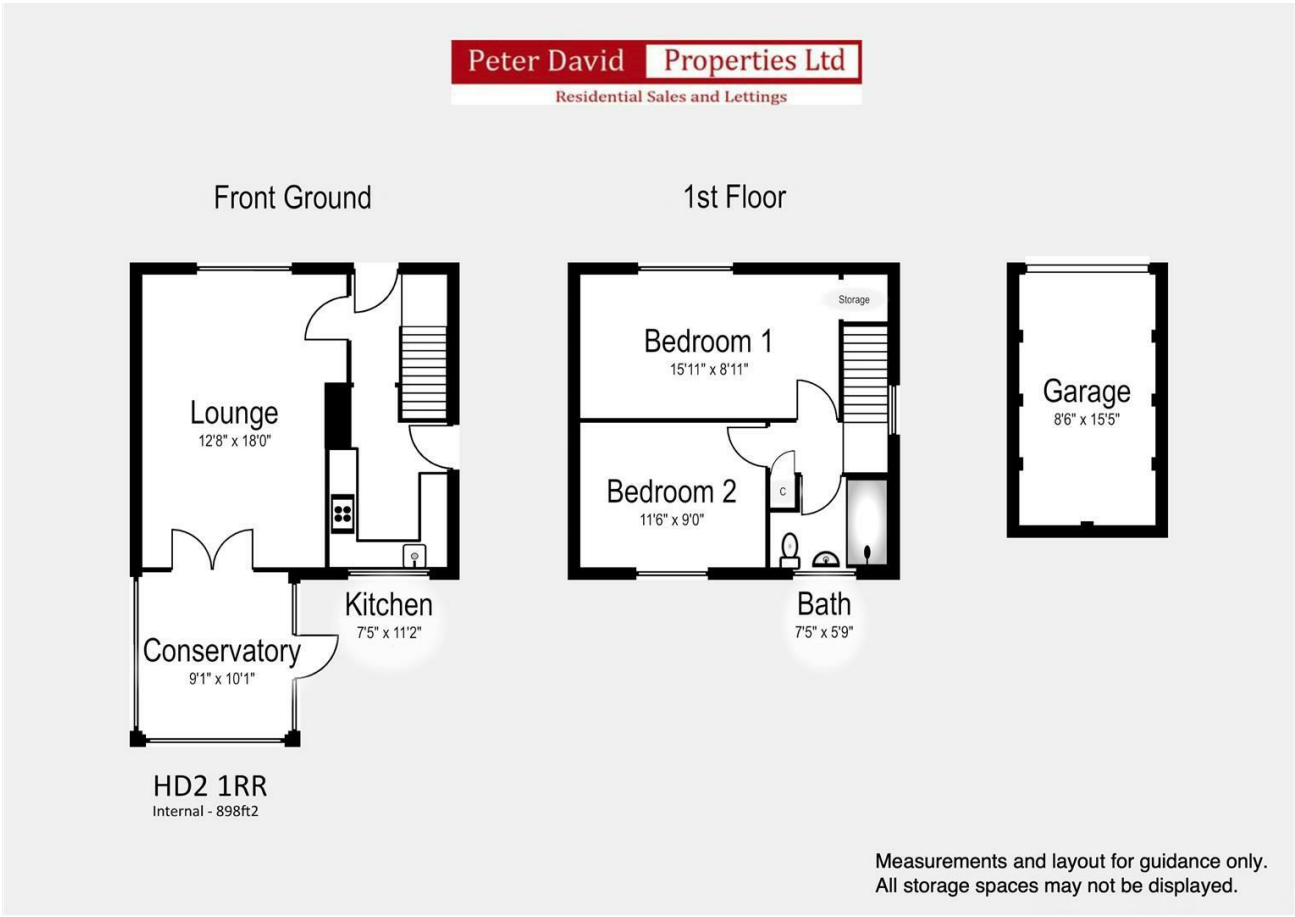
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

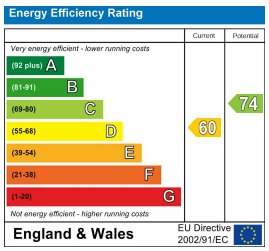
Floor Plan

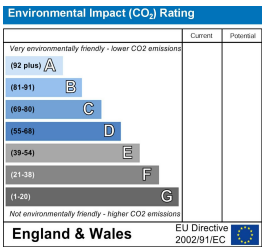


Viewing

Please contact us on 01484 817299 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

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

102 Commercial Street
Brighouse HD6 1AQ

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

20 New Road
Hebden Bridge HX7 8EF

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

213 Halifax Road
Huddersfield HD3 3RG

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