Peter David Properties Ltd

Residential Sales and Lettings

# 27 Park Hill

Bradley, Huddersfield, HD2 1QG

**Offers in the region of £239,950**

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### Entrance Hallway
Enter the property via a composite door into the entrance hallway, there are two large cupboards providing ample storage. Access to all rooms.

### Kitchen
To the rear of the property is the kitchen with wood effect matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an eye level electric oven, a gas hob and an extractor. There are two free standing spaces for appliances, one with plumbing for a washing machine. A 1.5 stainless steel sink and drainer sits under a hard wood double glazed window overlooking the rear garden. A hardwood door leads out to the garden. Benefiting from a small breakfast bar with seating for two people.

### Living Room
To the front is an L-shaped living/dining room. A gas fire on a marble hearth with wood surround takes pride of place. A hardwood double glazed window overlooks the front garden and an archway leads through to the dining room.

### Dining Room
A dining room with patio doors leading out to the rear garden.

### Bedroom One
A spacious double bedroom with fitted wardrobes and dressing table. Hardwood double glazed window to rear aspect.

### Bedroom Two
A second double bedroom with fitted wardrobes. Hardwood double glazed window to front aspect.

### House Bathroom
A modern fully tiled house bathroom with tiled flooring. Comprising WC, a wash basin with vanity unit, a double walk in shower with glass sliding doors. Benefiting from a chrome towel rail and mirrored cabinet. Hardwood double glazed privacy window to rear.

### Exterior
To the rear of the property is a private and enclosed garden with a paved patio area, lawn and mature trees and shrubs. To the front are two further lawns with mature trees and shrubs. To the side of the property is a single garage with a tarmac drive providing parking for one car.

### 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

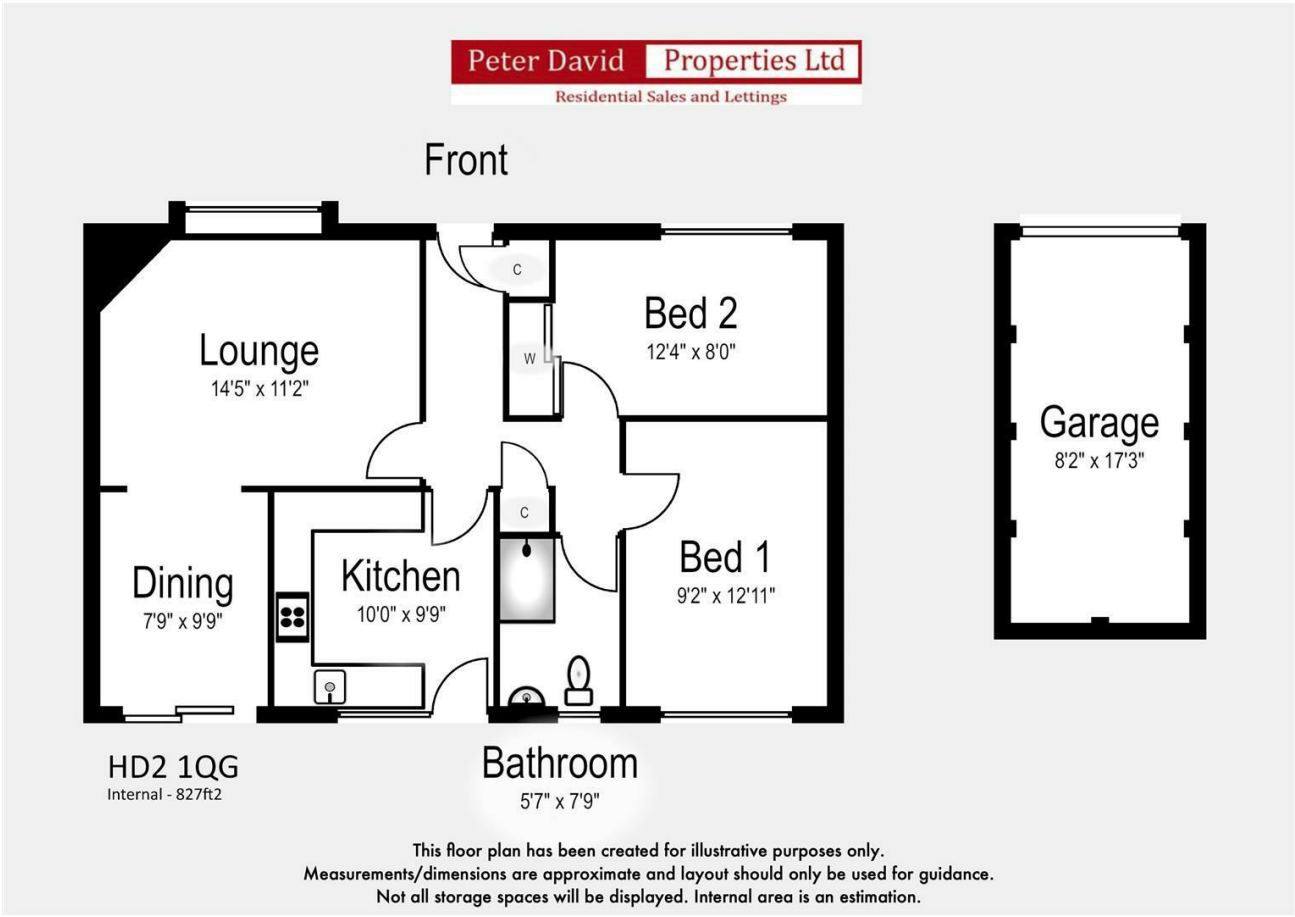
property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly 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

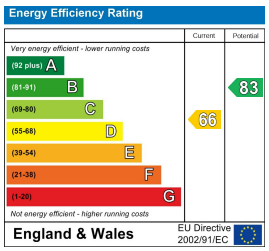
## Floor Plan

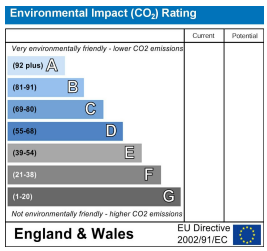



## Viewing

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.

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