

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 46 The Green

Bradley, Huddersfield, HD2 1QB

Offers in the region of £149,950



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## **Kitchen**

Access the property via a composite door leading directly into a spacious kitchen. Solid wood flooring flows throughout the ground floor. The kitchen has matching wall and base units, laminate work-surfaces and tiled splash-backs. Integrated appliances comprise of an electric oven, an electric hob, an extractor fan and a fridge/freezer. Also benefiting from a ceramic sink and drainer and a breakfast bar. PVCu window to rear aspect.

## **Living room**

A spacious dual aspect living room offering plenty of natural light from a PVCu bay window to the rear and additional window to front. There is also a PVCu door leading to the garden. The room has a solid wooden floor and carpeted stairs rising to the first floor accommodation.

## **Landing**

Providing access to the bedrooms and house bathroom. Neutral carpet flows throughout first floor accommodation. PVCu window to front elevation.

## **Master bedroom**

A large double bedroom with built-in wardrobes, drawers and bedside cabinets. Dual aspect PVCu windows to front and rear elevation.

## **Bedroom two**

A second double bedroom featuring exposed beams to the ceiling. The room benefits from plenty of natural light from two PVCu windows. Additionally there are built-in wardrobes and cupboards. Access to the loft via steps/ladder providing an abundance of storage.

## **Attic room**

Providing plenty of storage space.

## **House bathroom**

A modern fully tiled house bathroom with large wall mirror. Comprising: WC, hand basin and Jacuzzi corner bath with overhead shower. Also benefiting from a chrome towel rail, storage cupboard and PVCu privacy window to rear.

## **Exterior**

Externally the apartment has a private and enclosed garden with a decking and grassed area, there is an abundance of mature shrubs and trees creating an ideal and peaceful space to relax in. Also benefiting from a shed providing useful storage space. To the front of the property there is an allocated parking space.

## **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.

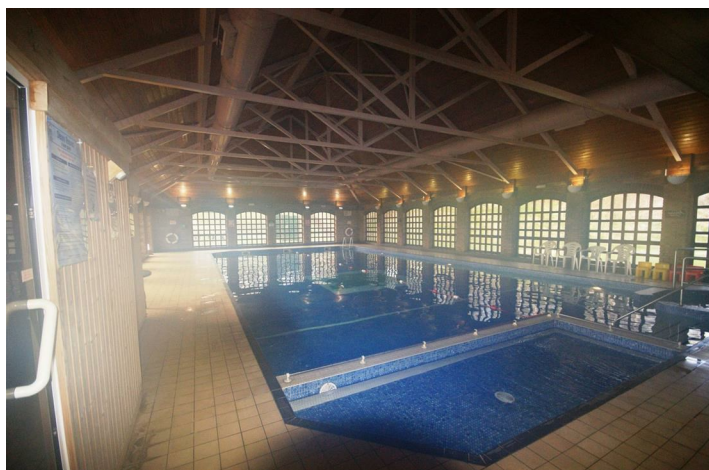
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



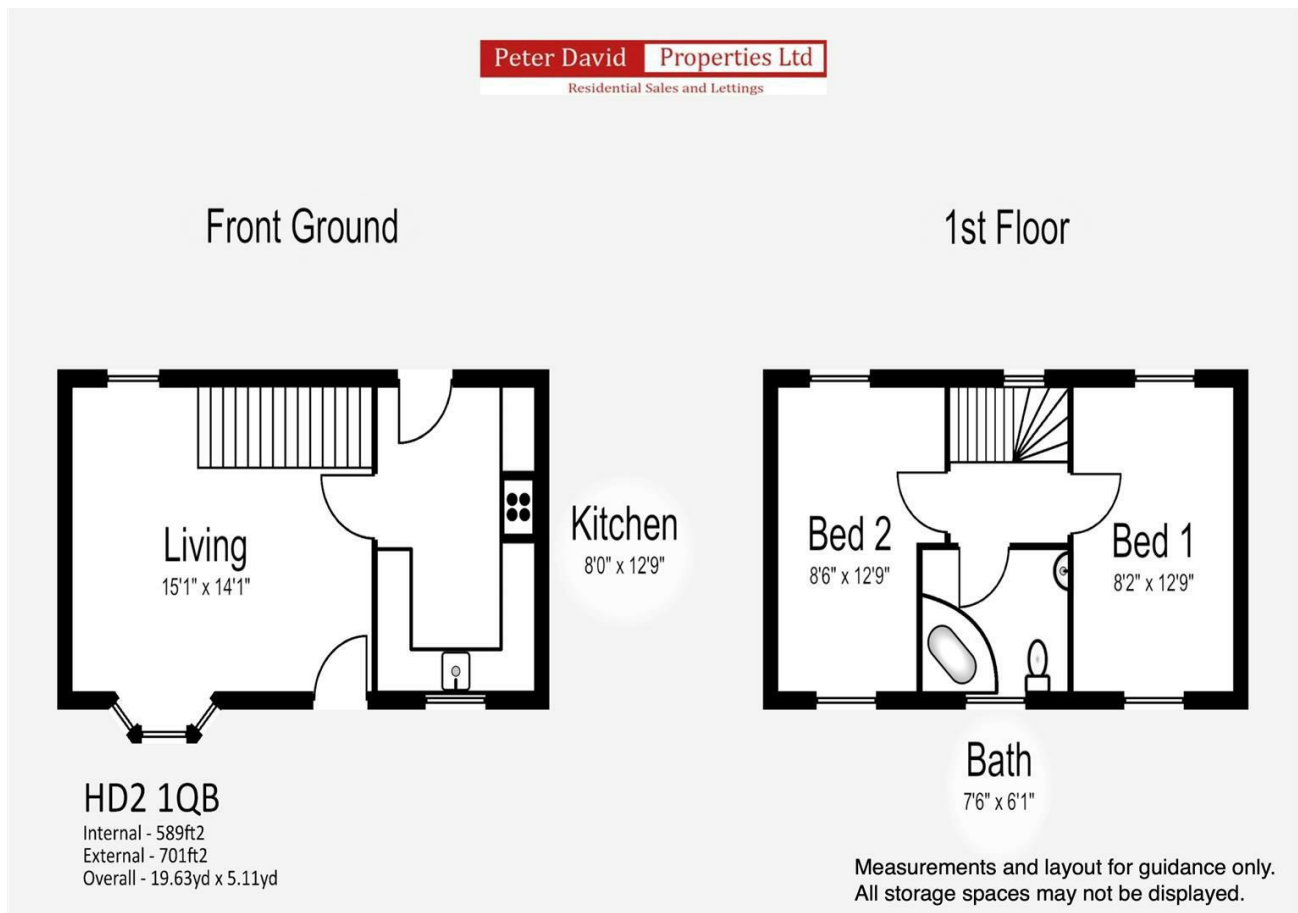
## Hybrid Map



## Terrain Map



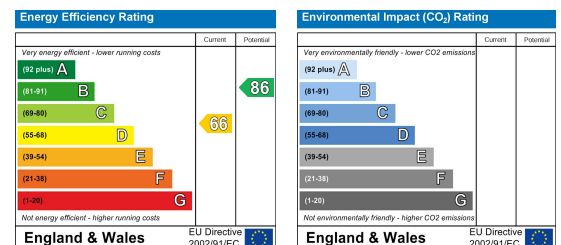
## Floor Plan



## 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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