

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 86 Park Lea

Bradley, Huddersfield, HD2 1QP

Offers in the region of £220,000



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## Entrance Porch

Enter this characterful property via PVCu door with PVCu windows to two sides into the porch with laminate hi-gloss flooring. Access to the living room and utility.

## Utility

Off the porch and through a wood sliding door you enter this useful utility with hi-gloss laminate flooring, laminate worksurfaces and a ceramic sink. There is plumbing for a washing machine, space for a fridge/freezer and ample storage space. PVCu privacy window to the side and a PVCu door with glass side panel leads out to the side of the property

## Living Room

A spacious living room with a modern electric fire with wood surround, modern vertical radiator and storage cupboard. Access to bedroom, bathroom and stairs rising to the attic bedroom. PVCu window to side provides plenty of natural light.

## Kitchen/Diner

To the rear of the property is this modern kitchen diner with vinyl flooring and under floor heating, grey matching wall and base units, white laminate work surfaces. Integrated appliances comprise of: an eye level electric oven, a microwave, a fridge, a chrome towel rail and a ceramic sink and drainer. A feature island with an induction hob, underneath storage, wine rack and a breakfast bar with seating for two people. There is space for a dining table and PVCu patio doors with floor to ceiling windows to the side lead out to the covered decked balcony.

## Bedroom One

To the ground floor is this spacious double bedroom

with vertical radiator and walk in wardrobe. PVCu bay window to front aspect.

## Bathroom

A fully tiled bathroom with vinyl flooring. Comprising of: a fitted vanity unit providing plenty of storage space, a concealed cistern WC and an inset wash basin. There is a P-shaped bath with overhead rainhead shower, hand held shower attachment and a glass screen. Benefiting from a chrome towel rail and a PVCu privacy window to front aspect.

## Attic Room

Stairs from the living room rise to this spacious attic bedroom. Two Velux windows provide plenty of natural light. Access to en-suite.

## Shower Room

A useful partially tiled shower room with laminate flooring. Comprising of: WC, wash basin and shower cubicle.. Benefiting from a ceramic towel rail and PVCu privacy window to front elevation.

## Exterior

This property provides plenty of outside space, ideal for entertaining and has gardens to three sides. To the rear there is a raised decked covered balcony with glass balustrade and underneath storage. Steps lead down to the patio area with Indian stone, built in seating area, a fully equipped bar with covered seating and artificial lawn with herbaceous borders. To the side there is a further patio area with Indian stone leading round to the front of the property. To the front is a paved pathway to the front door, decorative slate seating area, a large lawn and a tarmac driveway with off-road parking for three cars.

## 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



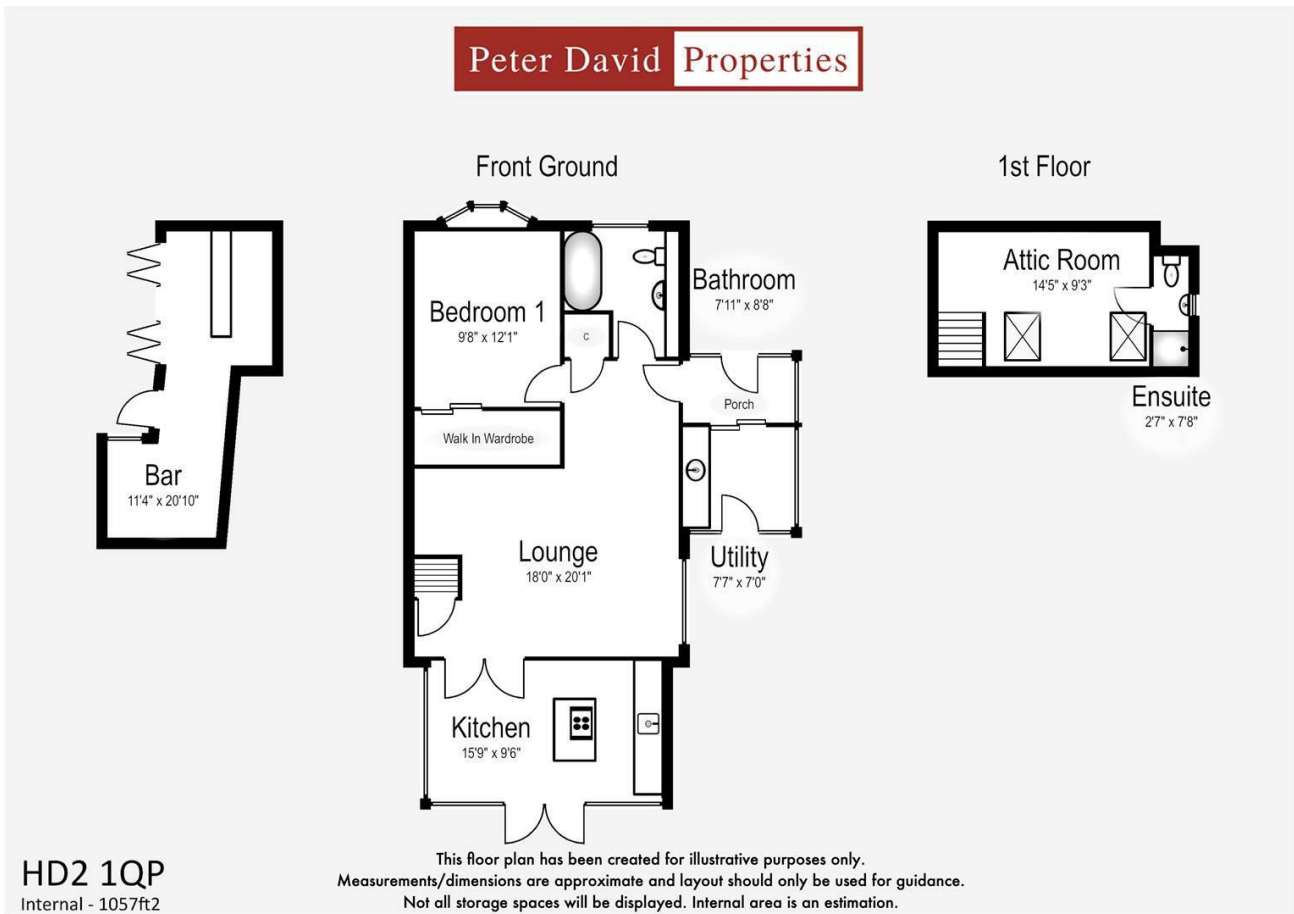
## Hybrid Map



## Terrain Map



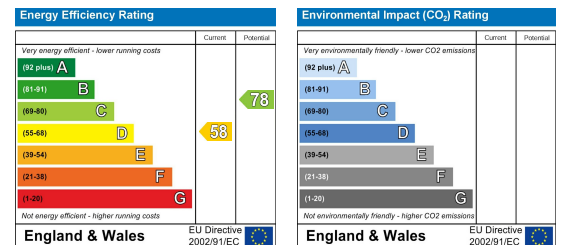
## Floor Plan



## 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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