Peter David Properties Ltd

Residential Sales and Lettings

# 2 Couford Grove

Bradley, Huddersfield, HD2 1TH

**£80,000**

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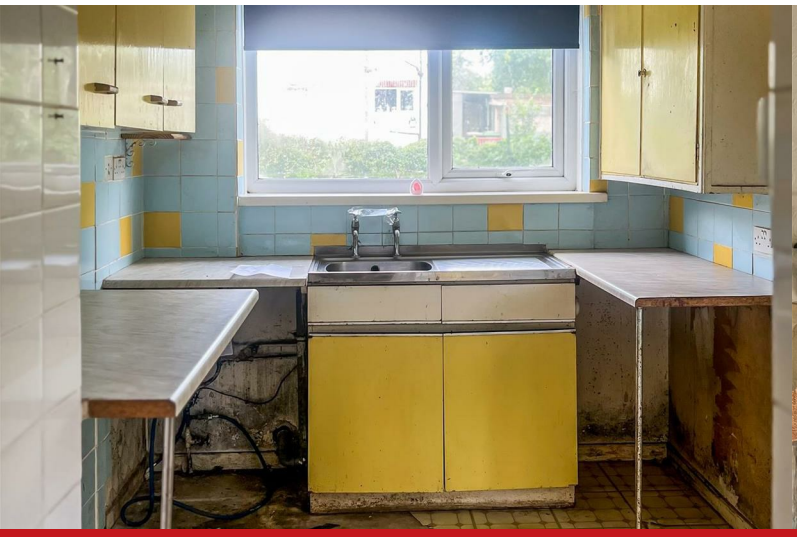

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## £80,000

### Ground Floor -

### Entrance Hallway
Enter the property through a PVCu front door into the entrance hallway providing access to the living room and kitchen, with stairs rising to the first floor.

### Living Room
A spacious dual aspect living room with a PVCu window to the front and rear aspect. A cast iron fireplace houses a gas fire taking pride of place.

### Kitchen
This kitchen comprises; matching wooden wall and base units, laminate work surfaces and a stainless-steel sink and drainer. There is a large PVCu window to the rear and a PVCu door leading out to the rear garden. The kitchen also benefits from a large under stairs storage cupboard. “All services/appliances have not and will not be tested”

### First Floor -

### Landing
Landing area providing access to the bedrooms and house bathroom.

### Bedroom One
A double bedroom set to the front of the property with a PVCu window to the front elevation allowing plenty of natural light to flow in.

### Bedroom Two
A second double bedroom with a PVCu window overlooking the rear garden.

### House Bathroom
A house bathroom with a three piece suite comprising of a WC, a wash basin and a bath. The bathroom benefits from a PVCu privacy window to the rear aspect.

### Exterior
Externally the property benefits from a large, enclosed garden to the rear which is predominately lawned. To the side of the property there is gated access leading to two separate outbuildings providing useful storage. To the front is a lawn area and a driveway providing off-road parking for two cars.

### 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

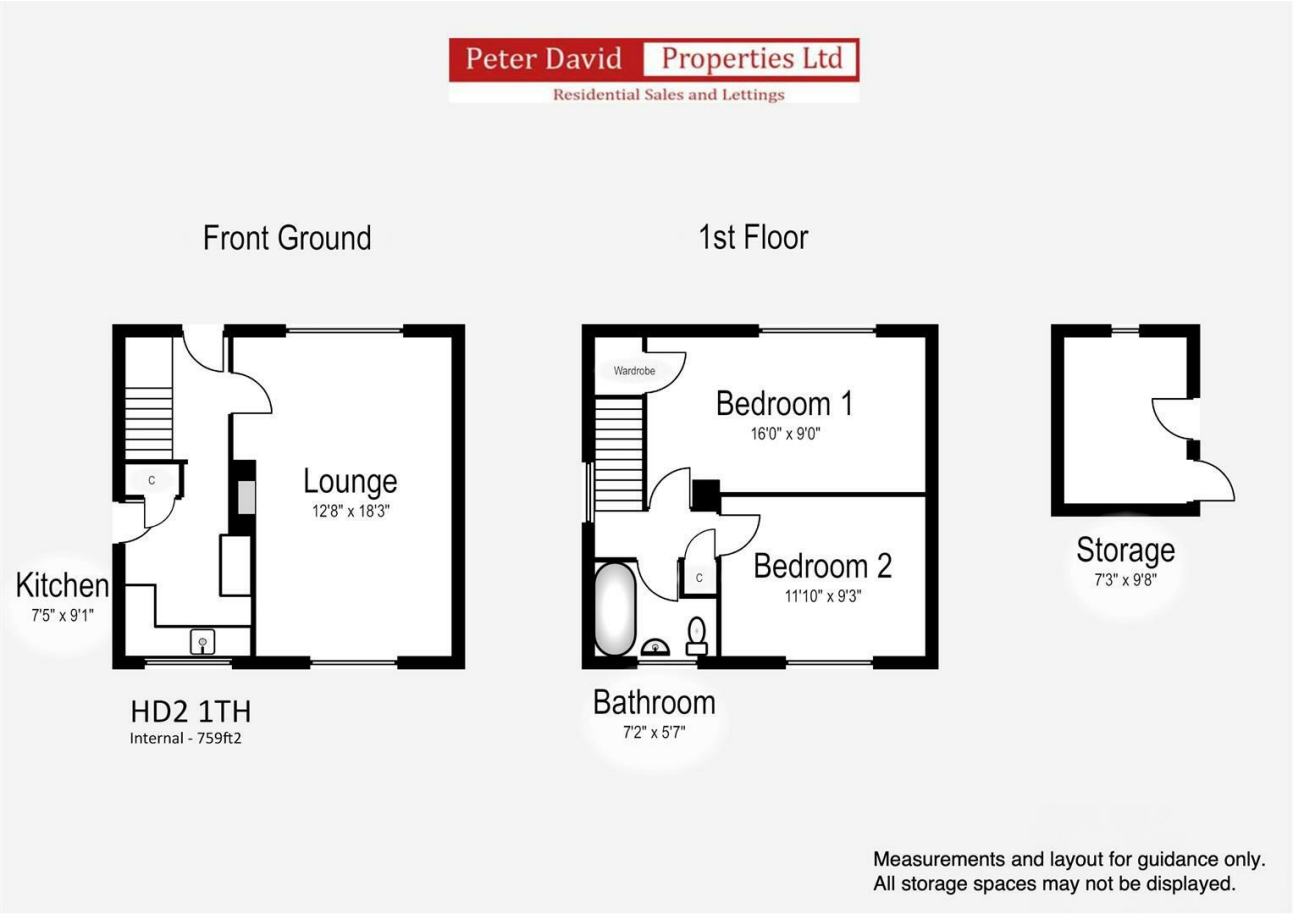
DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

## Road Map

## Hybrid Map

## Terrain Map

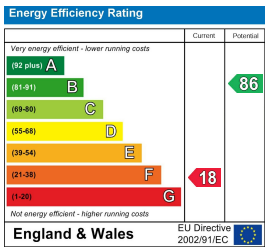
## Floor Plan

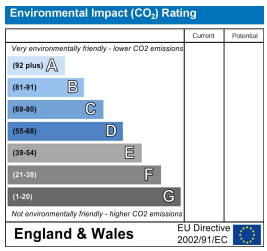



## Viewing

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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