

Peter David

Properties Ltd

Residential Sales and Lettings



## 238 Bradford Road

Fartown, Huddersfield, HD1 6LJ

Offers in the region of £79,950



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## Entrance Hallway

Enter the property via a PVCu front door into an entrance hallway with carpeted stairs rising to the first floor and an internal door leading to the living room/kitchen. Vinyl flooring flows throughout the ground floor.

## Kitchen/Living Room

An open plan kitchen and living room with a PVCu window to the front aspect and an electric fire to the wall. The kitchen area has matching wooden wall and base units, laminate worktops, tiled splash backs and a stainless steel sink and drainer. Integrated appliances comprise an electric oven, a gas hob and an extractor fan and there is also space for an additional freestanding appliance. An internal door leads down to a useful cellar which benefits from light and power.

## Landing

A spacious landing providing access to the bedrooms and bathroom. A grey carpet flows throughout and there is a loft hatch leading to a loft space.

## Bedroom One

A double bedroom with a grey carpet and a PVCu window to the front aspect.

## Bedroom Two

A single bedroom with a grey carpet and a PVCu window to the front aspect. There are also two built-in storage cupboards.

## Bathroom

A fully tiled bathroom comprising a WC, a wash basin and a bath with shower attachment and glass screen. There are ceramic tiles to the floor, a chrome towel rail and a mirrored wall cabinet.

## Exterior

To the front of the property is a yard providing off-road parking for two cars. There is also a paved area next to the front door.

## 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

**Peter David Properties Ltd**  
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Front Ground

Lower Ground

1st Floor

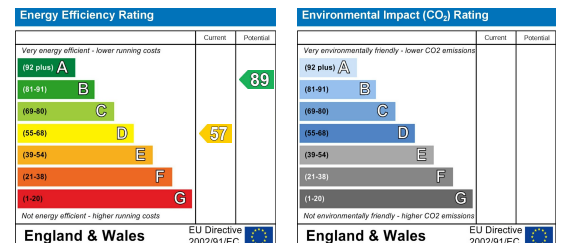
**HD1 6LF**  
Internal - 502ft<sup>2</sup>  
External - 631ft<sup>2</sup>  
Overall - 20.39yd x 5.71yd

Measurements and layout for guidance only.  
All storage spaces may not be displayed.

## 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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