Peter David Properties Ltd

Residential Sales and Lettings

30 Park Lea

Bradley, Huddersfield, HD2 1QH

Price guide £199,950

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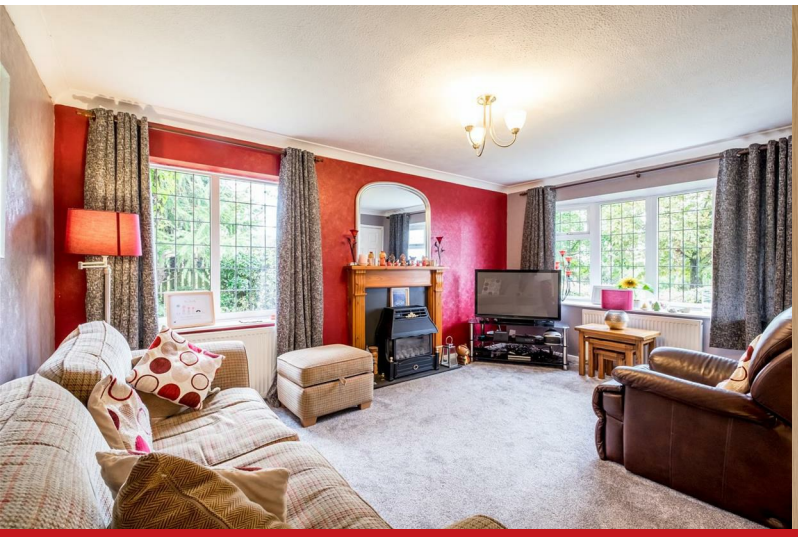

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Ground Floor -

Entrance Porch
Accessed via a PVCu door into the entrance porch. Benefiting from a storage cupboard and stairs rising to first floor accommodation

Living Room
A dual aspect spacious living room with PVCu leaded effect windows to front and side. The focal point of the room is the fireplace, which houses a gas fire and has a marble with wood surround. Access to kitchen/diner.

Kitchen/Diner
This dual aspect kitchen/diner which runs the width of the property features wood effect matching wall and base units, laminate work surfaces, tiled splashbacks and wood effect laminate flooring. Integrated appliances comprise of a gas hob, an electric oven, an extractor, a fridge freezer, a dishwasher and stainless steel sink and drainer. There is ample space for a dining table Leaded effect PVCu window to front and floor to ceiling PVCu windows to rear allowing plenty of natural light into this family space. Access to the conservatory

Conservatory
PVCu conservatory overlooking the rear garden with ceiling fan, vertical blinds and laminate wood flooring.

First Floor -

Landing
Access to all bedrooms and house bathroom. Benefiting from a large storage cupboard and PVCu privacy window to rear elevation

Master Bedroom
A double bedroom with built in wardrobes and PVCu leaded effect window to front elevation. The views can be truly appreciated from this room.

Bedroom Two
A second double bedroom with fitted wardrobes and leaded effect PVCu window to front elevation

Bedroom Three
A third bedroom with PVCu leaded effect window to side elevation.

House Bathroom
A fully tiled house bathroom comprising WC, hand basin and a bath with overhead shower. Also benefiting from a chrome towel rail, a wall mirror, mirrored wall cupboards and vinyl flooring. PVCu privacy window to front elevation.

Exterior
Situated on a large corner plot this property benefits from gardens to three sides. There is an abundance of mature shrubs, grassed areas and decking, perfect for entertaining guests, children or a keen gardener! There is a driveway leading up to a single detached garage with parking for two cars.

Garage/Office/ Workshop
A detached single garage half of which has been converted into a useful office space with electrics, heating, lighting and an internet connection. The other half makes ideal storage.

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

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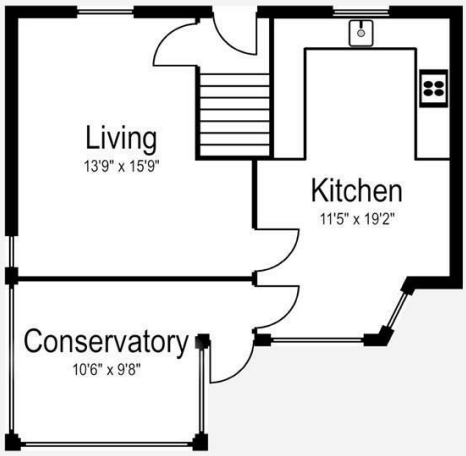
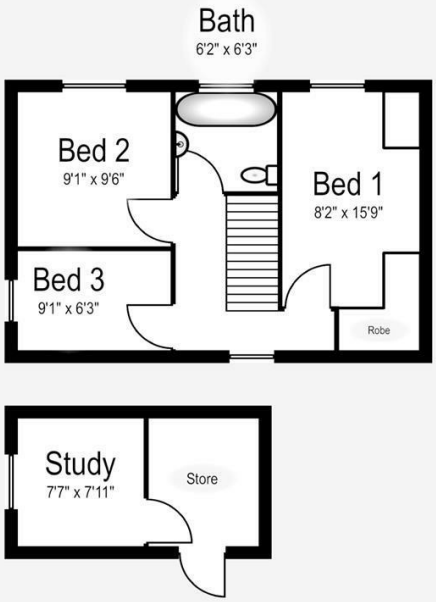
Front Ground



1st Floor



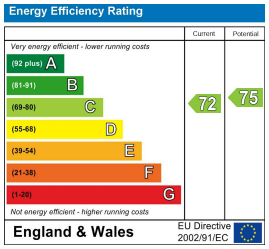
HD2 1QH
Internal - 1019ft2
External - 1191ft2
Overall - 19.96yd x 9.56yd

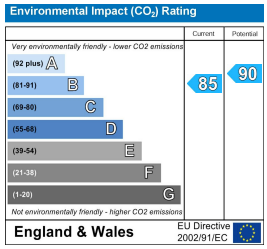
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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





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