Peter David Properties Ltd

Residential Sales and Lettings

21 Bent Lea

Bradley, Huddersfield, HD2 1QW

Offers over £200,000

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Ground Floor -

Entrance Vestibule
Access the property via a composite door into a entrance vestibule with a door leading through to the living room and stairs rising to the first floor accommodation. PVCu window to the side aspect.

Living Room
A spacious living room set to the front of the property with wood effect laminate flooring and a electric fire with wood surround and a tiled hearth. PVCu window to the front aspect allowing plenty of natural light. Access to the dining room and kitchen.

Dining Room
A second reception room currently utilized as a dining room offers additional living space with wood effect laminate flooring and double PVCu doors leading into the rear garden.

Kitchen
Set to the rear of the property is the kitchen with views over the rear garden comprising of tiled effect flooring, wood effect matching wall and base units, tiled splashbacks, laminate work surfaces and a stainless steel sink and drainer. Integrated appliances comprise of: an electric oven and hob, an extractor fan, a washing machine, a under counter fridge and a under counter freezer. Benefiting from a large under stairs storage cupboard, a PVCu window to the rear aspect and a PVCu door to the side.

First Floor -

Landing
Access to all bedrooms and the house bathroom. PVCu window to the side elevation.

Master Bedroom
A generous double bedroom with mirrored fitted wardrobes with sliding door's. PVCu window to the front elevation.

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

Bedroom Three
A single bedroom benefiting from a large storage cupboard and a PVCu window to the front aspect.

House Bathroom
A fully tiled house bathroom, with tiled effect linoleum flooring. Comprising of: a WC, a wash basin, a chrome towel rail and a bath with an overhead shower. PVCu privacy window to the rear elevation.

Exterior
To the rear of the property there is an enclosed lawn surrounded by mature trees and shrubs benefiting from a decked area. A tarmac driveway to the side of the property leads to a single link -detached garage providing off road parking for three cars. To the front of the property is a lawn with an abundance of mature trees and shrubs alongside a pathway 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

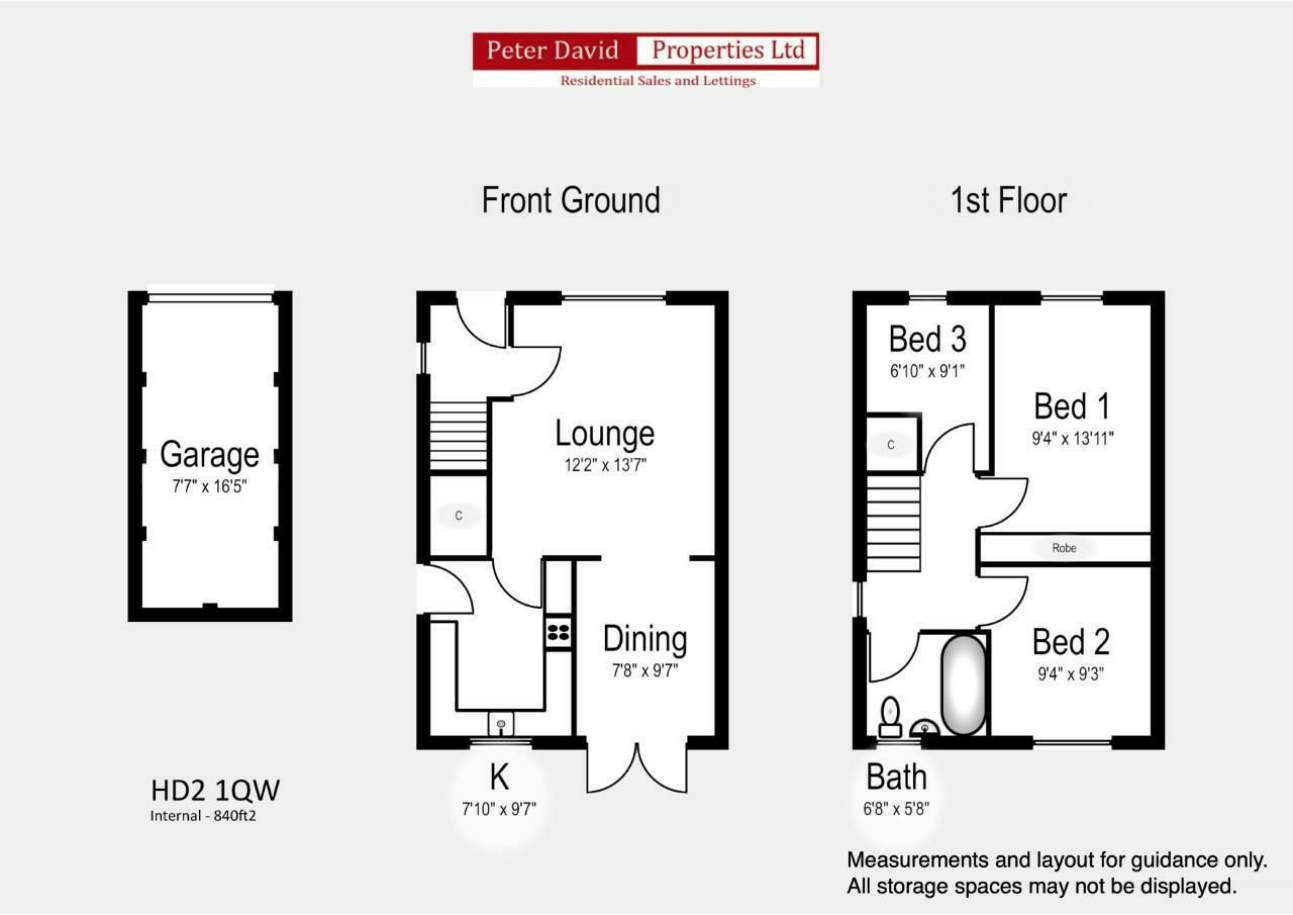
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

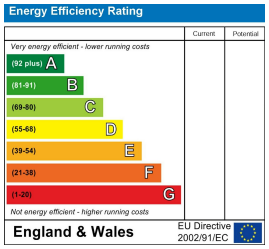
Floor Plan

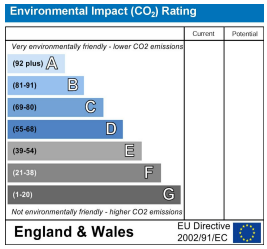


Viewing

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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