Peter David Properties Ltd

Residential Sales and Lettings

102 Bradley Road

Bradley, Huddersfield, HD2 1QY

Offers in the region of £220,000

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*THREE BEDROOM SEMI-DETACHED * IDEAL FAMILY HOME * SOUGHT AFTER LOCATION * NO CHAIN *

Peter David Properties are pleased to present to the open market this THREE-bedroom semi-detached property in the sought-after location of BRADLEY. This property would make an ideal family home and has the benefit of a converted WORKSHOP, gardens to front and rear, OFF-ROAD PARKING FOR TWO CARS and central heating and double glazing throughout.

This ideal family home comprises of: an entrance hallway, a living room, a LARGE kitchen/diner and a conservatory. To the first floor there are TWO DOUBLE bedrooms, a single bedroom and a house bathroom.

Externally the property benefits from an enclosed front garden with a lawn and a block paved driveway (parking for two cars) leading to this converted garage (now a workshop). To the rear is a spacious and private garden with a patio area and a lawn.

Located close to the M62 network, this is an ideal location for those looking to commute to Manchester or Leeds, and close to both Brighouse and Huddersfield town centres. There are good schools nearby.

Viewing is highly recommended.

Entrance Hallway
Enter via PVCu door with glass panels to either side into the hallway with vinyl flooring. Carpeted stairs rise to the first floor accommodation. Access to the living room and kitchen diner.

Living Room
A spacious living room with a modern circular gas fire on a marble hearth and surround taking pride of place. A PVCu bay window provides plenty of natural light.

Kitchen/Diner
This large kitchen diner is set to the rear of the property and has laminate flooring, wood effect matching wall and base units, laminate worksurfaces and acrylic panelled splashbacks. Integrated appliances comprise of: an electric oven, an electric hob, an extractor, a dishwasher, a fridge/freezer and 1.5 stainless steel sink and drainer under a PVCu window to rear garden. There is one free standing space for a washing machine and ample space for a dining table. Benefiting from a walk-in pantry or storage cupboard. Wood and glass doors lead into the conservatory and a PVCu door to the side.

Conservatory
A PVCu conservatory leads off the kitchen with PVCu door leading out to the rear garden.

Landing
A carpeted landing with PVCu window to side elevation. Access to all bedrooms and house bathroom.

Bedroom One
To the front of the property is a double bedroom with PVCu bay window and grey carpet.

Bedroom Two
To the rear of the property is a second double bedroom, with grey carpet and fitted wardrobes. PVCu window to rear elevation.

Bedroom Three
A single bedroom with PVCu window to front elevation.

House Bathroom
A partially tiled house bathroom with vinyl flooring. Comprising of: WC, wash basin and bath with overhead shower and glass screen. Benefiting from a chrome towel rail.

Exterior

To the rear of the property is an enclosed garden with a lawn and block paved patio area. To the front is a further private garden with a lawn and a blocked paved driveway (parking for two cars) leading to a converted garage (now a workshop with lights and electrics).

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

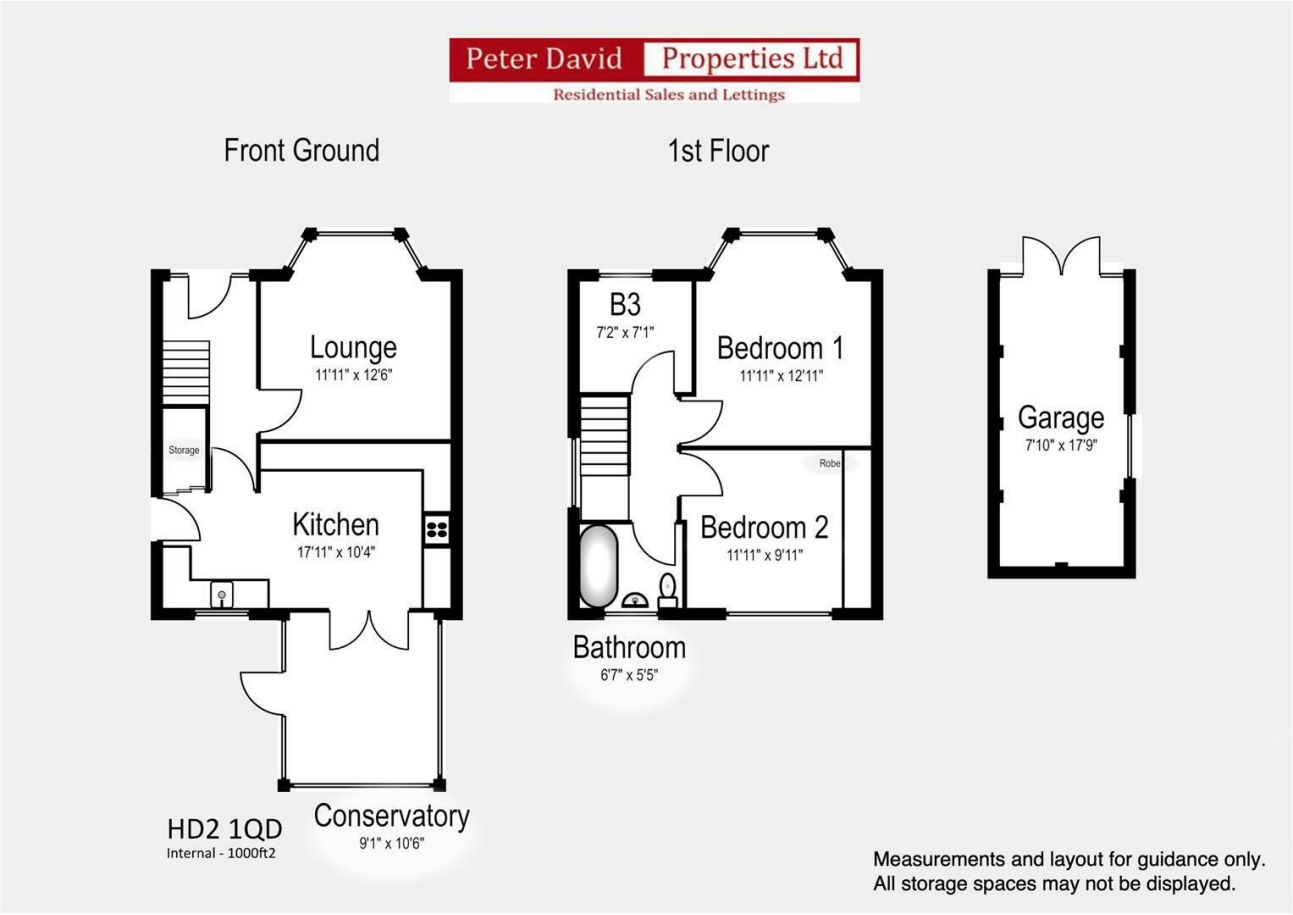
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

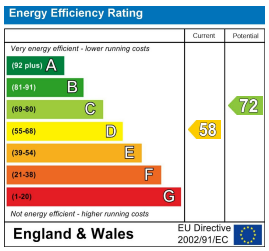
Floor Plan

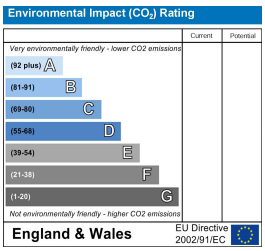


Viewing

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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