Peter David Properties Ltd

Residential Sales and Lettings

157 Bradley Road

Bradley, Huddersfield, HD2 1QF

Offers in the region of £225,000

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Entrance Hallway
Enter the property through a PVCu door featuring a glass panel and a side glass panel, allowing ample natural light to illuminate the space. The hallway serves as a central hub, providing access to the dining room, the house bathroom, the second bedroom, and the master bedroom. Carpeted stairs ascend to the first floor, while the hallway boasts an additional advantage—a spacious under-stairs storage cupboard.

Dining Room
A second reception room serving as a dining room, connecting seamlessly to both the living room and the kitchen. The space is adorned with a PVCu window on the side, offering views to the side aspect.

Living Room
A generously proportioned living room featuring a stone hearth and fireplace, complete with a gas fire. There is a PVCu window to the front aspect providing plenty of natural light to flow through.

Kitchen/Diner
A open-plan kitchen/diner comprising of matching wooden wall and base units, complemented by laminate work surfaces and vinyl flooring. A PVCu window adorns the rear aspect, offering a pleasant view, while there is convenient access to the porch.

Entrance Porch
A useful porch adorned with PVCu windows on two sides and a PVCu door.

Bedroom One
A generous double bedroom benefiting from large fitted wardrobes and a PVCu window to the front aspect.

Bedroom Two
A second double bedroom set to the rear of the property with a PVCu window providing splendid views of the rear. There is also the added benefit of a fitted dressing table and wardrobes.

Bedroom Three
To the first floor is the third double bedroom with ample storage to the eaves and fitted cupboards. There is a PVCu window to the rear providing fantastic views.

House Bathroom
A partially tiled house bathroom comprising of a WC, a wash basin and a bath with an overhead shower. There is the added benefit of a storage cupboard and a PVCu privacy window to the rear.

Cellar
Beneath the property lies a sizable storage cellar, offering extensive storage capacity.

Exterior
The property boasts expansive gardens, both to the front and rear. The rear features a spacious patio, a well-maintained lawn, a fencing enclosure, mature trees, shrubs, and a charming summer house. The front of the property presents a small lawn surrounded by shrubs. Additionally, a tarmacked driveway on the side accommodates off-road parking for three cars, leading to a single detached garage with an up-and-over 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

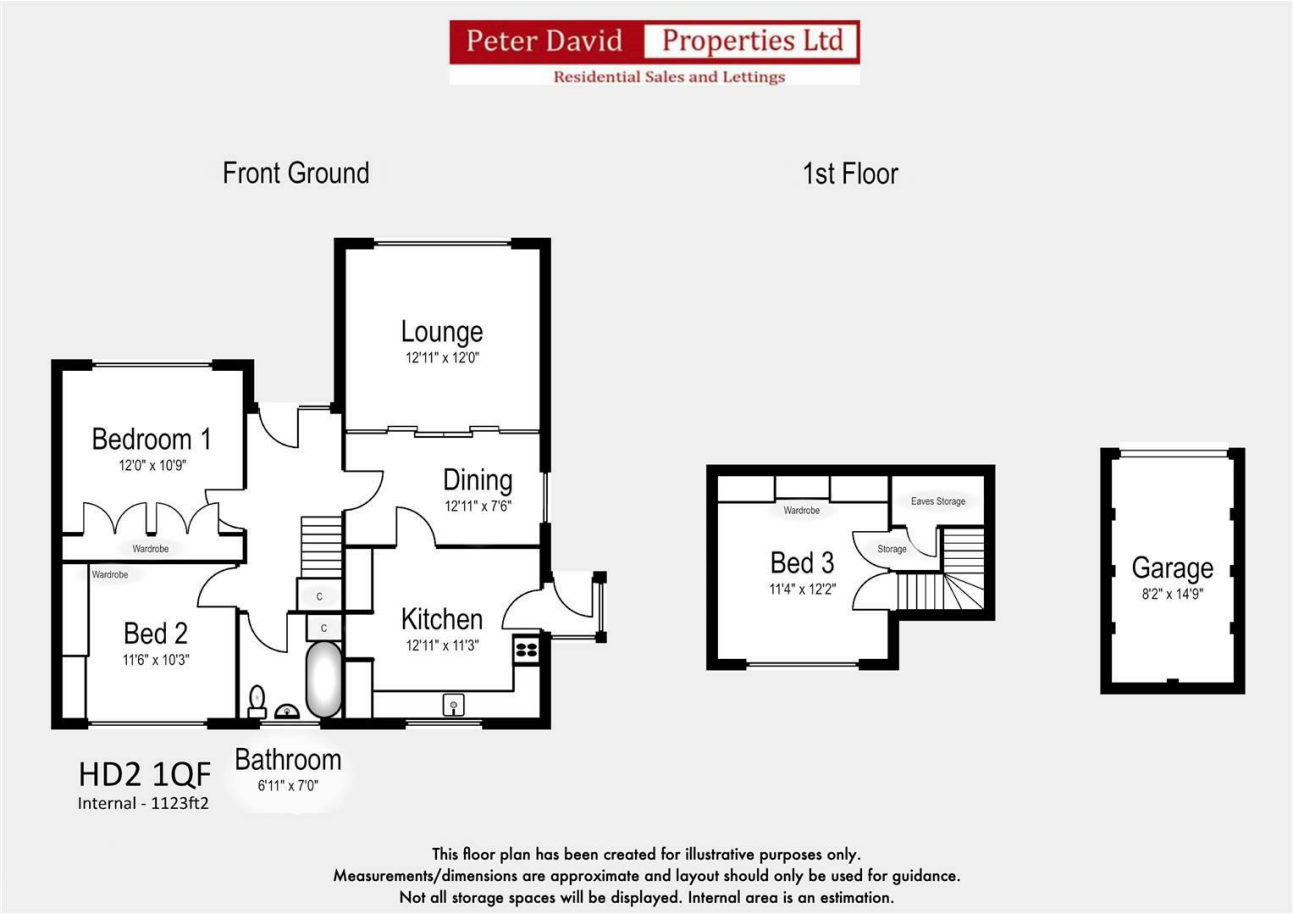
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

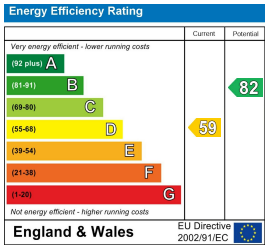
Floor Plan

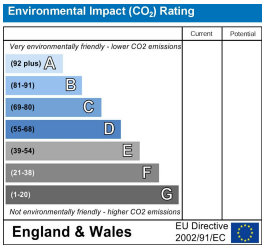


Viewing

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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