Peter David Properties Ltd

Residential Sales and Lettings

660 Bradford Road

Bradley, Huddersfield, HD2 2JR

Offers in the region of £325,000

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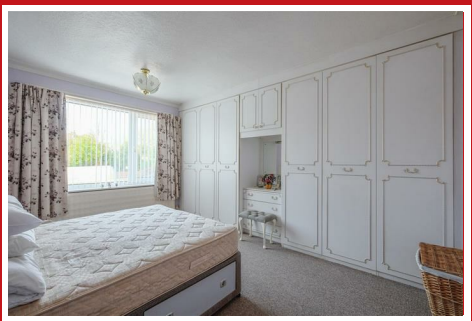


Entrance Hallway
Enter the property through a PVCu door into the entrance hallway with laminate wood effect flooring. The hallway provides access to the WC, living room, dining room and kitchen.

WC
A fully tiled ground floor WC with a vanity unit and wash basin. A privacy PVCu to the side aspect.

Living Room
A spacious carpeted living room with a marble gas fireplace making an ideal focal point. A PVCu bay window to the front aspect.

Dining Room
A large dining room with laminate wood effect flooring. The dining room boasts a wooden fireplace and has PVCu patio doors opening out onto a decked area and providing access to the back garden. Two further PVCu windows to the rear aspect.

Kitchen
A large kitchen with a laminate floor, matching wood effect wall and base units accompanied by laminate work surfaces. Integrated appliances consist of an oven and stainless steel wash basin with a tiled splashback. There are 3 additional free standing spaces, one of which has plumbing for a washing machine or dishwasher. There is also a large storage cupboard/pantry under the stairs. A PVCu window to the rear aspect and a privacy PVCu to the front aspect of the property.

Landing
Carpeted stairs rise to a spacious and airy landing which provides access to all first floor rooms and has a PVCu window to the side aspect.

Bedroom One
A large carpeted double bedroom with two fitted wardrobes. A PVCu to the front aspect.

Bedroom Two
Another large double carpeted bedroom. PVCu window to the rear aspect

Bedroom Three
A third carpeted double bedroom with built in wardrobes. PVCu window to the front aspect.

Bathroom
A fully tiled house bathroom equipped with an overhead corner shower, bath, WC, bidet, sink and chrome towel rail. Two privacy PVCu windows to the rear aspect.

Exterior
To the rear of the property is a vast decked area leading to a lawn which is enclosed by shrubs and trees, there is access to and from the garage and a path to the front of the property. To the front of the property is a tarmac driveway with parking for four cars and a single garage with an up and over door.

Mortgages (Paragraph)
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 (Paragraph)
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.

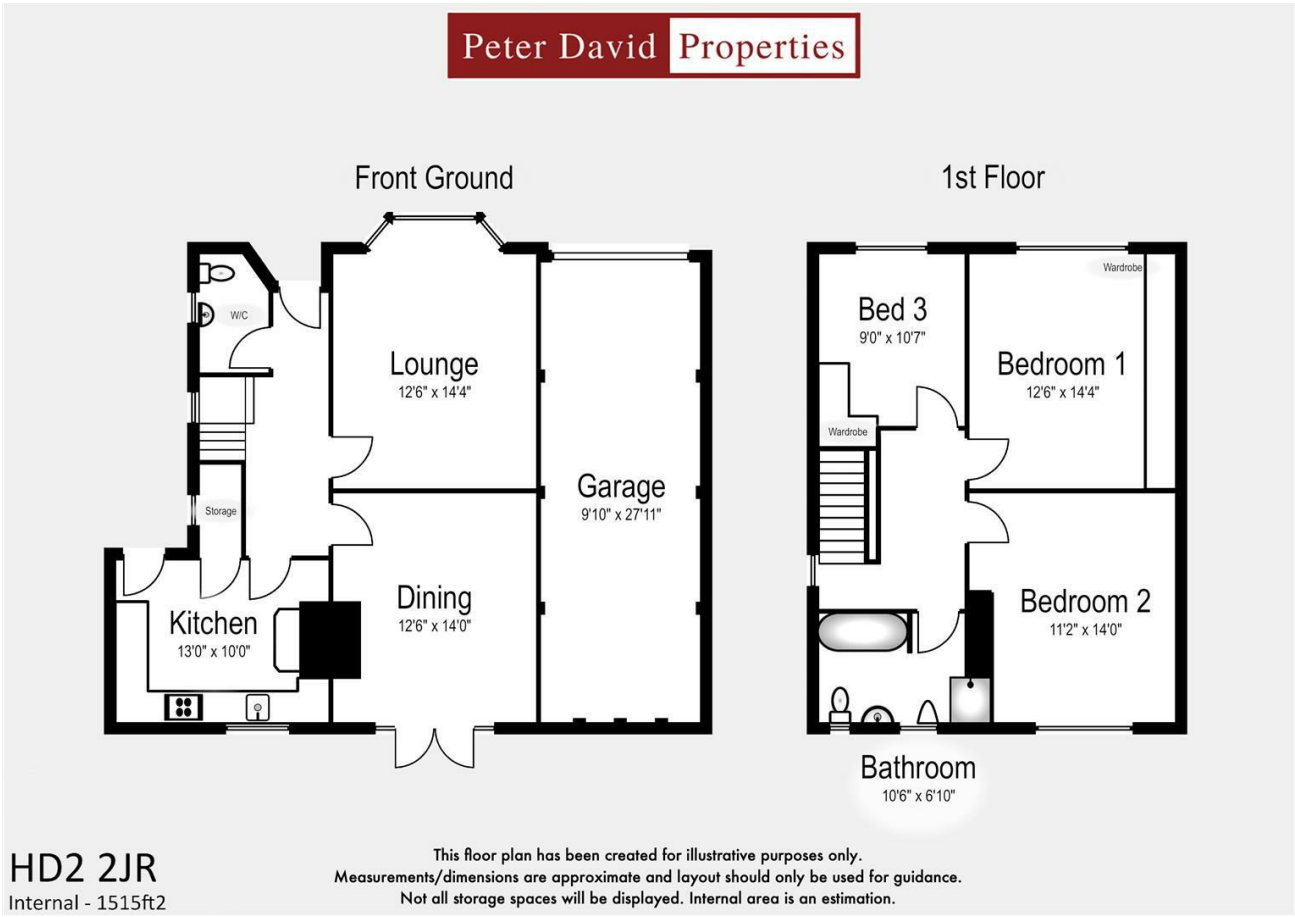
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

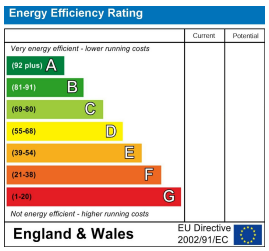
Floor Plan

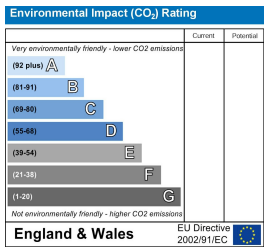


Viewing

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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