Peter David Properties Ltd

Residential Sales and Lettings

400 Bradley Road

Bradley, Huddersfield, HD2 1PS

Offers in the region of £300,000

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Ground Floor -

Entrance Hallway
Enter the property via a composite front door with two privacy glass panels into this spacious entrance hallway. The hallway boasts a feature tiled effect vinyl flooring (which flows through to the kitchen) and a useful under stairs storage cupboard. Solid oak internal doors provide access to the living room and downstairs W/C, and carpeted stairs rise to the first floor accommodation.

Living Room
This well appointed living room features a gas fire with limestone surround and hearth offering an attractive focal point. There is also a large PVCu double glazed bay window to the front aspect, allowing plenty of natural light to flow in.

Kitchen/Dining Room
Full of light is this fabulous open plan kitchen/diner with tiled effect vinyl flooring, high ceilings and PVCu French doors leading out to the rear garden. The high specification kitchen features contemporary base units and work surfaces, cream wall units with under counter lighting and a 1.5 bowl matt black composite sink. Integrated appliances comprise; a NEFF 5 ring induction hob, an extractor fan and two NEFF electric ovens. There is also two free standing spaces for appliances; one with plumbing for a washing machine and one for a large American style fridge freezer. The true size and quality of this extended kitchen/diner can only truly be appreciated upon internal viewing.

Ground Floor W/C
A useful ground floor WC comprising; a wash basin, a WC, vinyl flooring and a PVCu privacy window to the side aspect.

First Floor -

Landing
Carpeted stairs rise from the first floor accommodation to the landing area with a PVCu privacy window to the side aspect. Access to all the bedrooms and the house bathroom.

Master Bedroom
This spacious master bedroom boasts floor to ceiling solid wood wardrobes and dressing area providing ample storage space. There is a large PVCu double glazed bay window to the front elevation.

Bedroom Two
The second bedroom is generously sized with a PVCu window to the elevation showcasing splendid views of open fields.

Bedroom Three
A single bedroom set to the front of the property with a PVCu window overlooking the front elevation. The room is currently utilised as a utility room with a laminate work surface, drawer unit, and space for a tumble dryer.

Shower Room
A fully tiled shower room with a double shower cubicle and glass screen, a wash basin and a wall-mounted mirrored storage cupboard. This room boasts tiled effect vinyl flooring and a PVCu privacy window to the side aspect.

W/C
A separate WC with a luxury smart toilet and tiled effect vinyl flooring. There is a PVCu privacy window to the side aspect.

Exterior
Externally this property benefits from an abundance of outside space. To the front/side of the property there is a large tarmacked driveway providing off-road parking for up three cars leading to a detached single garage. To the rear of the property there is a beautiful yet low maintenance

garden that is fully enclosed. Benefiting from a stone flagged patio, herbaceous boarders and an outdoor tap with truly splendid views of open fields. To the front of the property is a fully enclosed garden with a stone flagged area and a well-manicured lawn benefiting from a greenhouse, a outdoor tap and herbaceous boarders.

TENURE - LEASEHOLD

933 years remaining and no more than 8 per year.

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

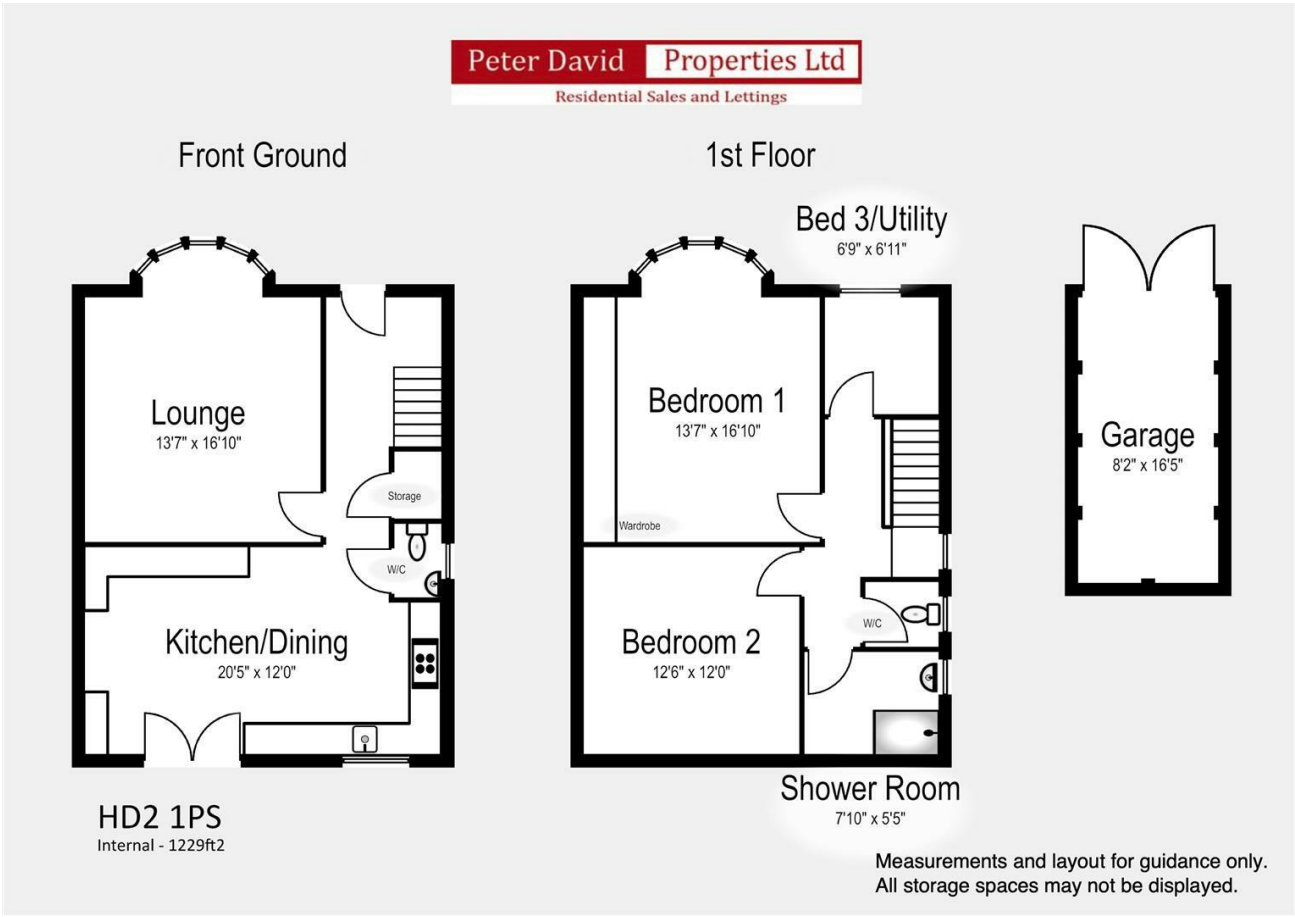
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and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

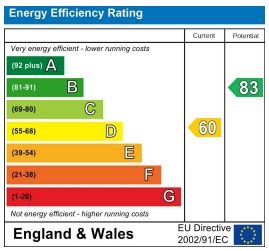
Floor Plan

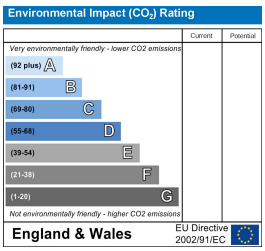


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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