Peter David Properties Ltd

Residential Sales and Lettings

49 Gisbourne Road

Bradley, Huddersfield, HD2 1SD

£85,000

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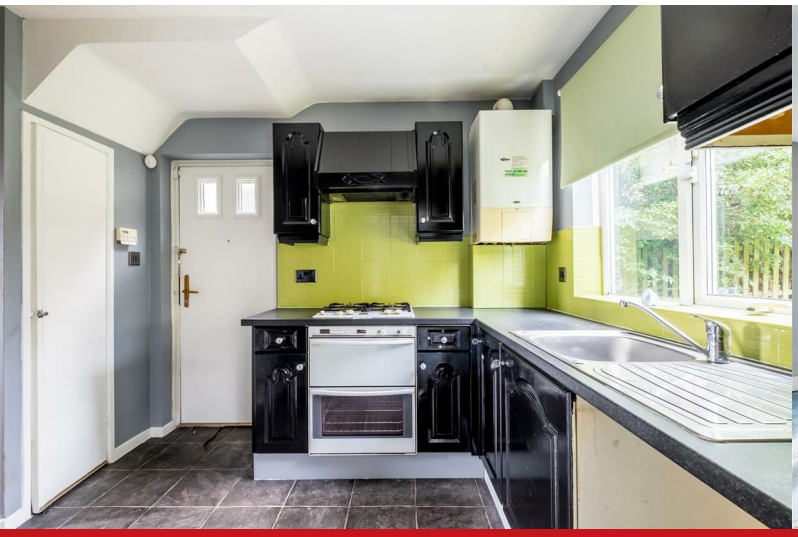

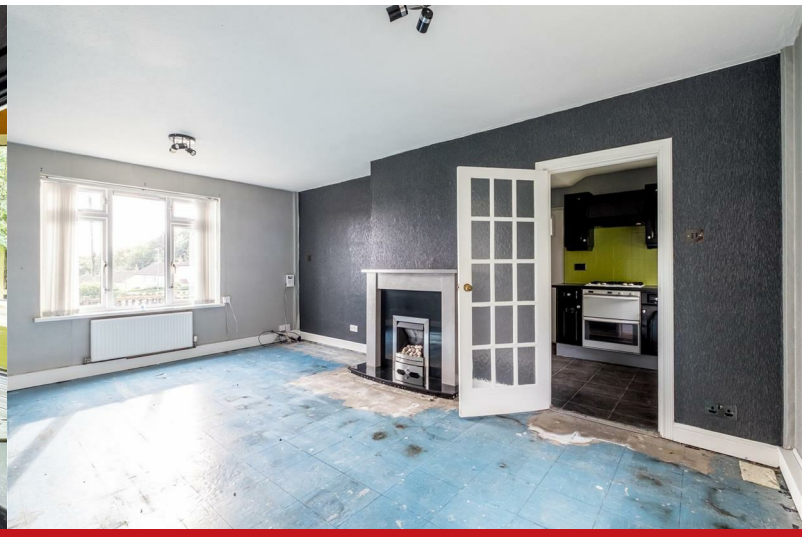

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Entrance Hallway
'7'4' x '7'0' ('2.24m' x '2.13m')
Enter the property via a wooden front door with two privacy glass panels. The hallway provides access to the kitchen and there are stairs rising to the first floor. There is also an under stairs cupboard providing useful storage space.

Kitchen
'7'4' x '11'4' ('2.24m' x '3.45m')
A spacious kitchen with painted wooden wall and base units, laminate work surfaces and tiled splash backs. Integrated appliances comprise; a dual oven, a gas hob and an extractor fan. There is also plumbing for a washing machine and a stainless steel sink and drainer is located in front of the PVCu window to the rear. An external door provides access to the side of the property and there is also a under stairs storage cupboard.

DISCLAIMER - All services/appliances have not and will not be tested.

Living Room
'12'9' x '18'4' ('3.89m' x '5.59m')
A well appointed living room with PVCu windows to both the front and rear allowing for plenty of natural light. The room features an electric fire with black marble hearth and painted wooden surround.

Stairs and landing
Landing providing access to bedrooms and bathroom. There is a storage cupboard and access to the loft . A PVCu window is located to the side aspect.

Bedroom One
'15'8' x '9'6' ('4.78m' x '2.90m')
A spacious double bedroom with a PVCu window to the front aspect and a useful storage cupboard over the stairs.

Bedroom Two
'11'6' x '9'0' ('3.51m' x '2.74m')
A second double bedroom with a PVCu window to the rear and fitted wardrobes across one wall.

Bathroom
'6'11' x '5'5' ('2.11m' x '1.65m')
A partially tiled bathroom with a PVCu privacy window to the rear. Briefly comprising; a WC, wash hand basin and a bath with overhead shower.

Exterior
Externally the property benefits from a large, enclosed garden to the rear which is predominately lawned. To the side of the property there is gated access leading to two separate outbuildings providing useful storage. To the front is a lawn area and pathway leading to the front entrance.

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

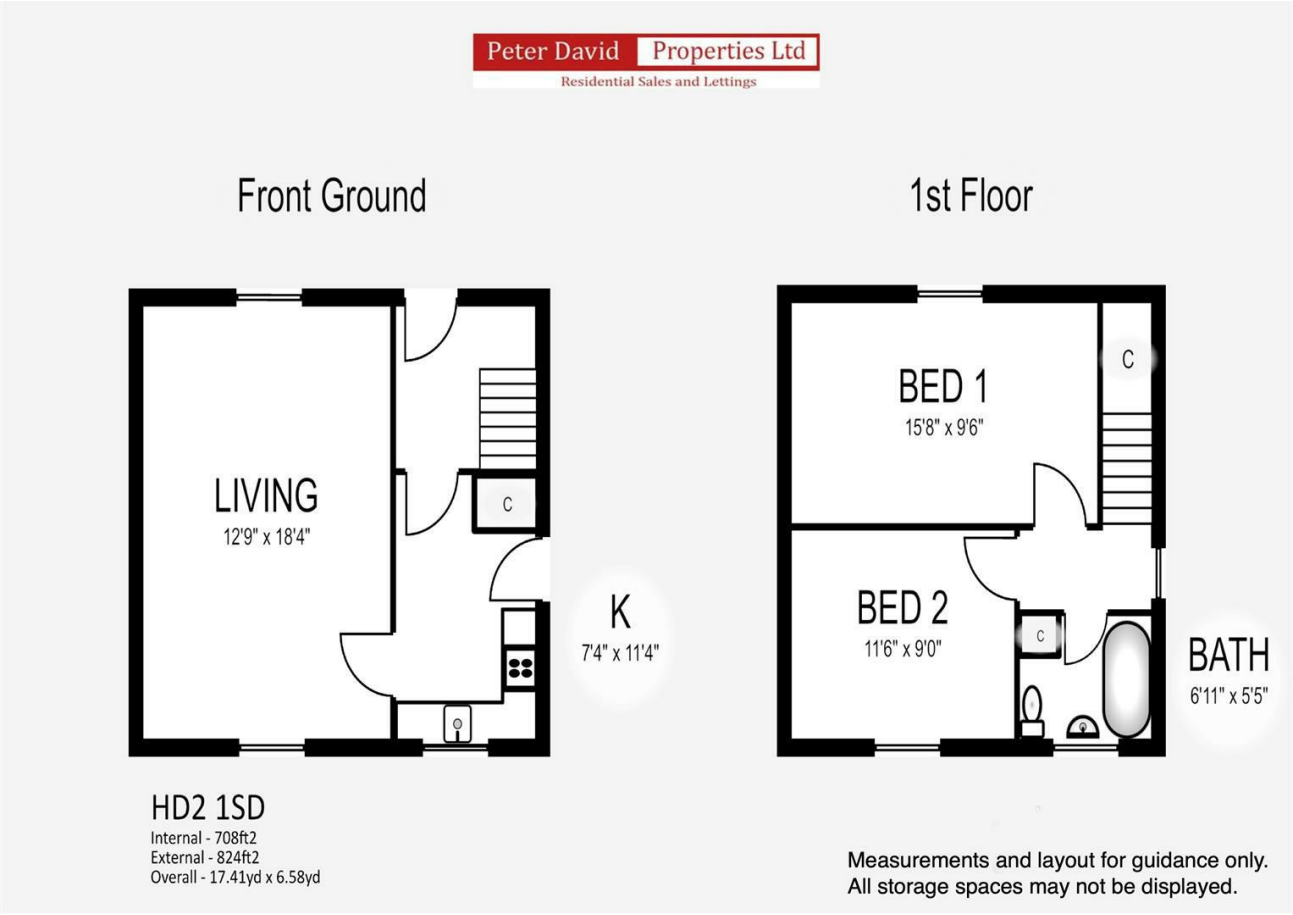
in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the 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

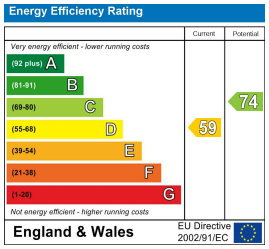
Floor Plan

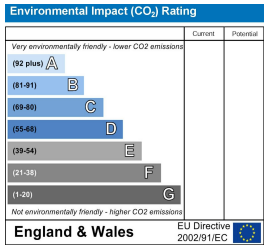


Viewing

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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