

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 18 The Green

Bradley, Huddersfield, HD2 1QB

Offers over £164,950



# 18 The Green

Bradley, Huddersfield, HD2 1QB

**Offers over £164,950**



## Entrance Porch

Enter the apartment through a composite door into this useful entrance porch. A feature porthole window to the front gives character and ceramic tiles flow through to the kitchen.

## Kitchen

A spacious and beautifully appointed kitchen/diner displaying matching high gloss wall and base units, black laminate worktops and mosaic tiled splash-backs. Featuring electric oven, electric hob, extractor, stainless steel sink and drainer. There is space for two free standing appliances and ample space for a dining table. Also benefiting from a large pantry. PVCu window to front aspect.

## Living Room

A deceptively spacious living room featuring a ceiling rose and Wainscoting panelling. A marble and stone fire surround make this room a cosy living space. Glass sliding patio doors take you into the garden. PVCu window to rear aspect.

## Master Bedroom

A large master bedroom with feature radiator. PVCu window to rear overlooking the garden.

## Bedroom Two

A good sized double bedroom with feature radiator and vinyl wood effect flooring. PVCu window to front.

## House Bathroom

A modern fully tiled house bathroom with a feature mirrored wall. Comprising: WC, bath with overhead shower and characterful wash basin sat on a glass shelf and extractor. Also benefiting from ceramic tiled flooring and a chrome radiator.

## Exterior

Externally the apartment has a private and enclosed rear garden with a decking and gravelled area, there is an abundance of mature shrubs and trees creating an ideal space to relax in. To the front aspect there is an enclosed raised decked area with feature LED lights. The property comes with an allocated parking space and there are additional visitors spaces that can be utilised.

<https://woodlandglade.co.uk/centre-hire>

## 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



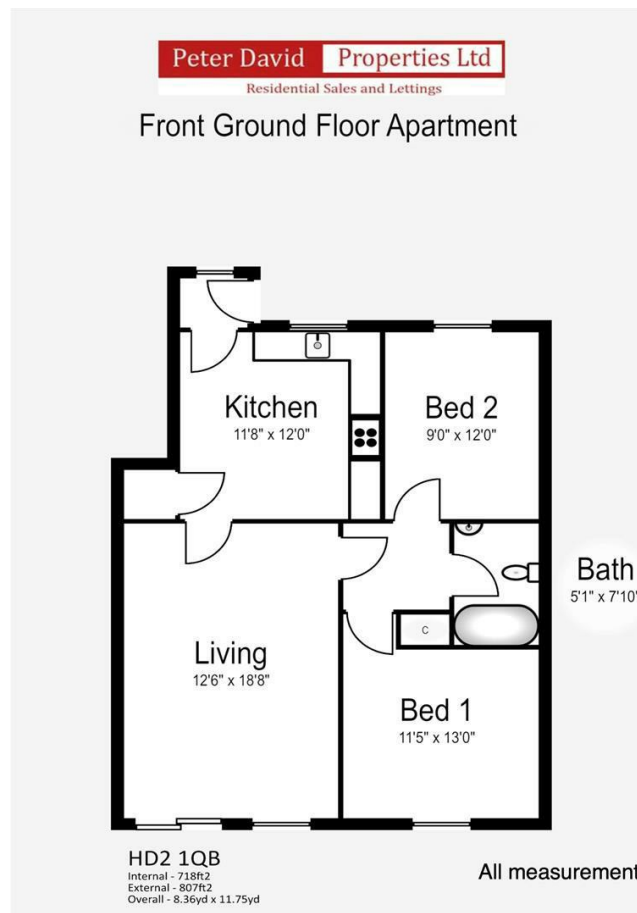
## Hybrid Map



## Terrain Map



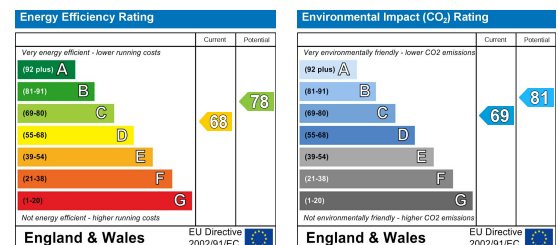
## Floor Plan



## 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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk