Peter David Properties Ltd

Residential Sales and Lettings

1253 Leeds Road

Bradley, Huddersfield, HD2 1UY

Offers in the region of £145,000

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Ground Floor -

Entrance Hallway
Enter the property via a composite door into the entrance hallway with tiled flooring. There is access to the living room and stairs rise to the first floor.

Living Room
A cosy living room featuring a striking stone fireplace which extends into two alcoves with wood shelving and charming beams. The living room provides access to the kitchen/diner and a convenient under stairs storage cupboard providing ample storage space. Additionally, there is a PVCu window to the front aspect allowing natural light to flow through.

Kitchen/Diner
This kitchen/diner is tastefully equipped with wooden wall and base units, complemented by tiled splash-backs, sleek laminate work surfaces and a 1.75 stainless steel sink and drainer. Integrated appliances feature a gas oven, a grill and a gas hob. The kitchen also provides two additional spaces for appliances, with plumbing available for a washing machine, adding to the convenience. There is a large PVCu window to the rear aspect and a PVCu stable door providing access to the rear garden.

First Floor -

Landing
Stairs rise to the first floor accommodation which provides access to all the bedrooms and the house bathroom.

Bedroom One
A generously proportioned master bedroom with a PVCu window overlooking the front garden.

Bedroom Two
A second double bedroom featuring charming beams and a PVCu window to the rear aspect.

Bedroom Three
A good sized third bedroom with a PVCu window to the front aspect.

House Bathroom
This property showcases a meticulously updated house bathroom featuring full tiling and wood-effect laminate flooring for a modern aesthetic. The bathroom is equipped with essential amenities, including a WC, a white gloss vanity unit housing a wash basin, a bath, and an overhead waterfall shower enclosed by a glass screen. There is the addition of a towel radiator and a mirrored storage cupboard. Natural light is welcomed through the PVCu privacy window at the rear.

Exterior
To the front of the property is a decorative graveled area and a pathway leading to the front door. To the rear is a patio area that is fully enclosed by a timber fence.

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

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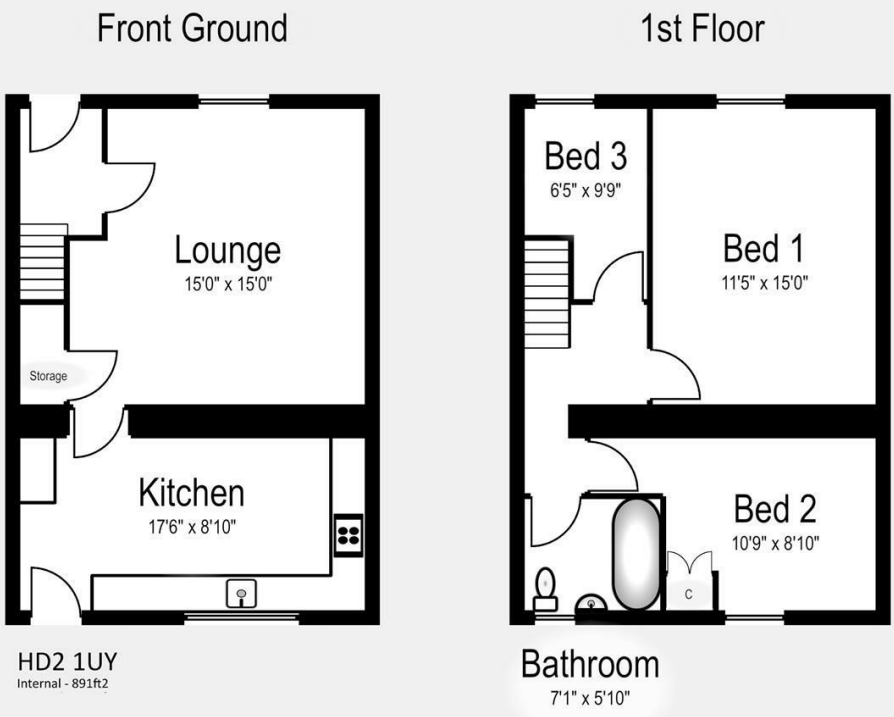
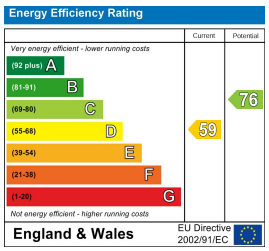


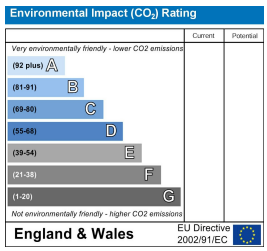
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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