Peter David Properties Ltd

Residential Sales and Lettings

44 The Green

Bradley, Huddersfield, HD2 1QB

Offers in the region of £275,000

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Entrance Hallway
Enter this unique property via a composite front door into this light and welcoming entrance hall. Solid wood flooring flows throughout the ground floor and stylish oak doors provide access to the WC and kitchen/diner. There are carpeted stairs rising to the first floor.

Ground floor WC
A WC with a wash basin set in a vanity unit with a tiled splash back.

Kitchen/Diner
A stylish and contemporary kitchen diner featuring white gloss matching wall and base units, laminate worktops and a composite sink and drainer. Integrated appliances comprise; a dual oven, an induction hob, a touch control extractor fan, a dishwasher, a washing machine and a large fridge/freezer. The kitchen provides plentiful storage with a range of units and also benefits from a useful under-stairs cupboard. The room offers an abundance of natural light from a number of PVCu windows to the rear aspect including a bay window to the dining area and a composite door leading to the rear garden.

Living Room
Bespoke oak and glass paneled doors lead into this well appointed living room, which offers a dual aspect with two PVCu windows to the side aspect and an additional window to the rear. There is also double PVCu patio doors leading into the rear garden. The room also boasts a large, brick fireplace which features LED strip lights and an electric feature flame fire.

Landing
A spacious landing area boasting a solid oak banister and cream carpet providing access to the bedrooms and house bathroom. A velux window adds natural light and there is a loft hatch leading to a partially boarded loft space.

Master Bedroom
A generous, dual aspect Master Bedroom with a PVCu window overlooking the rear garden and a fantastic balcony with double PVCu doors offering pleasant views over the surrounding woodland. There are large, fitted wardrobes across one wall with sliding doors and an internal door leads to the en-suite. A cream carpet flows throughout.

En-suite Bathroom
An en-suite bathroom with solid wood flooring and a PVCu privacy window to the rear elevation. Comprising a WC, wash basin and bath with handheld shower attachment. There is a large mirror to the wall.

Bedroom Two
A second double bedroom with a cream carpet and PVCu windows to both the front and rear allowing lots of natural light to flow in.

Bedroom Three
A large, single bedroom with a cream carpet and a PVCu window to the side aspect overlooking the woodland. There is solid wooden shelving across one wall.

Bathroom
A fully tiled house bathroom with a WC, wash basin and a large walk-in shower enclosure with a dual functioning hand held and rainfall shower. Acrylic paneling surrounds the shower area and there is also a chrome towel rail. There is a PVCu privacy window to the rear elevation.

Exterior
Externally the property benefits from enclosed, private gardens to the side and rear. Accessed from the kitchen and living room is a pleasant patio area, perfect for relaxing in and entertaining friends. There is also a small area which has astro-turf and a pathway leads around the property to a raised decked area to the side overlooking the woodland. The woodland can also be accessed by a gate to the corner.

To the front of the property there is an external store housing a new boiler and a pathway leads to the front door. The property benefits from an allocated parking space plus additional visitor parking.

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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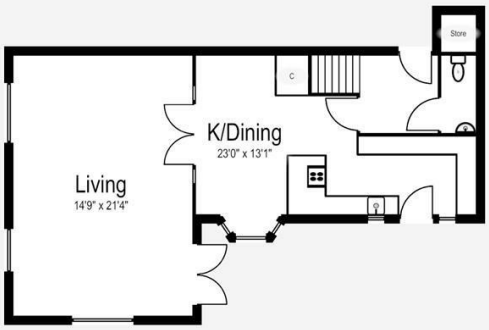
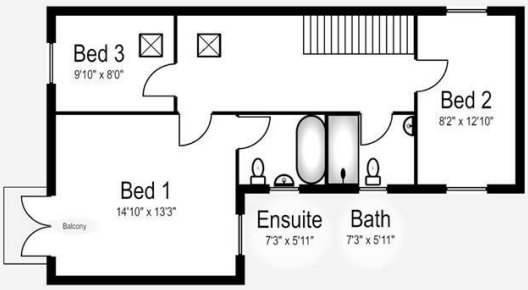
Front Ground



1st Floor



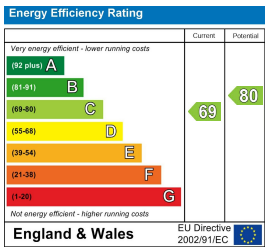
HD2 1QB
Internal - 1265ft2
External - 1451ft2
Overall - 28.05yd x 8.61yd

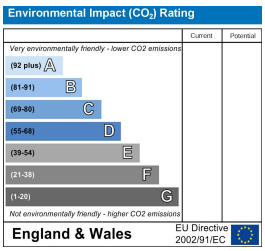
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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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