Peter David Properties Ltd

Residential Sales and Lettings

127 Park Lea

Bradley, Huddersfield, HD2 1QP

Offers in excess of £200,000

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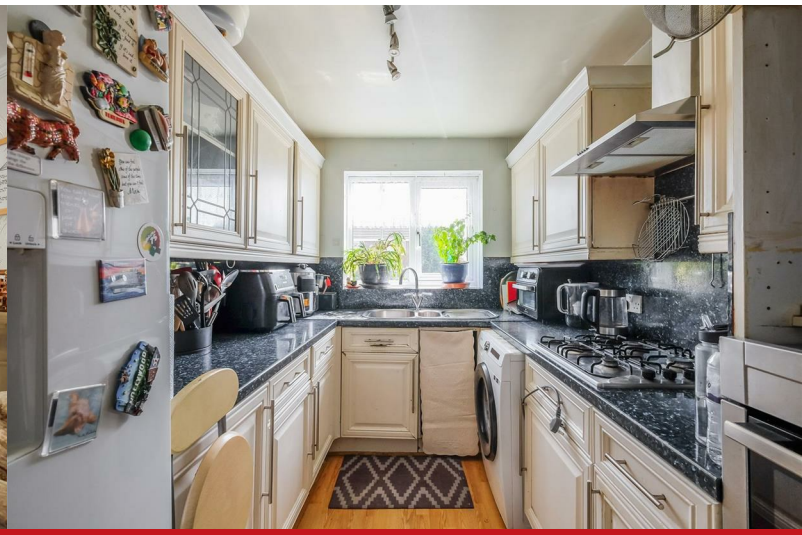

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Entrance Hallway
Enter via a composite door into this L-shaped hallway with laminate flooring. There are two storage cupboards, one housing the boiler and a partially boarded loft with loft ladder. Access to all rooms.

Kitchen
To the front of the property is this fully tiled galley kitchen, with laminate flooring, matching wall and base unit, laminate worksurfaces and laminate splashbacks. Integrated appliances comprise of: an electric oven, a gas hob, an extractor and a 1.5 stainless steel sink and drainer. There are two free standing spaces for appliances, one with plumbing for a washing machine. PVCu window to front aspect.

Reception One
A spacious reception room (currently being used a dining room). Steps with feature brick work to either side leads up to the second reception room.

Reception Two
A further reception room with a gas fire on a marble hearth with wood surround taking pride of place. PVCu patio doors lead out to the rear garden.

Bedroom One
To the front of the property is this spacious double bedroom with fitted wardrobes. Two PVCu windows one to the front and one to the side provide plenty of natural light.

Bedroom Two
To the rear is a further double bedroom with fitted wardrobes. PVCu window to rear aspect.

Bathroom
A modern fully tiled bathroom comprising of: WC with concealed cistern, inset wash basin with underneath vanity unit, bath with overhead shower and glass screen. PVCu privacy window to side aspect.

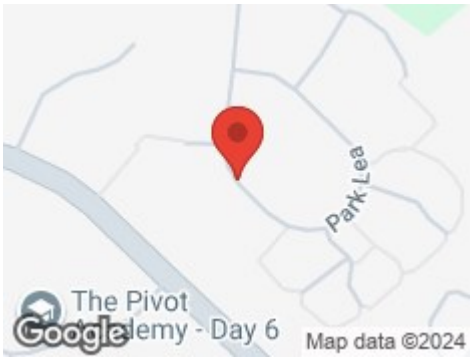
Exterior
To the rear of the property is an enclosed garden with decorative paved patio area, a raised lawn and a raised bed with mature trees and shrubs. Benefiting from a useful garden shed. To the front is a paved driveway (parking for four cars) leading to a single detached garage with an electric door and a further paved patio area with a lawn and mature trees and shrubs.

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.

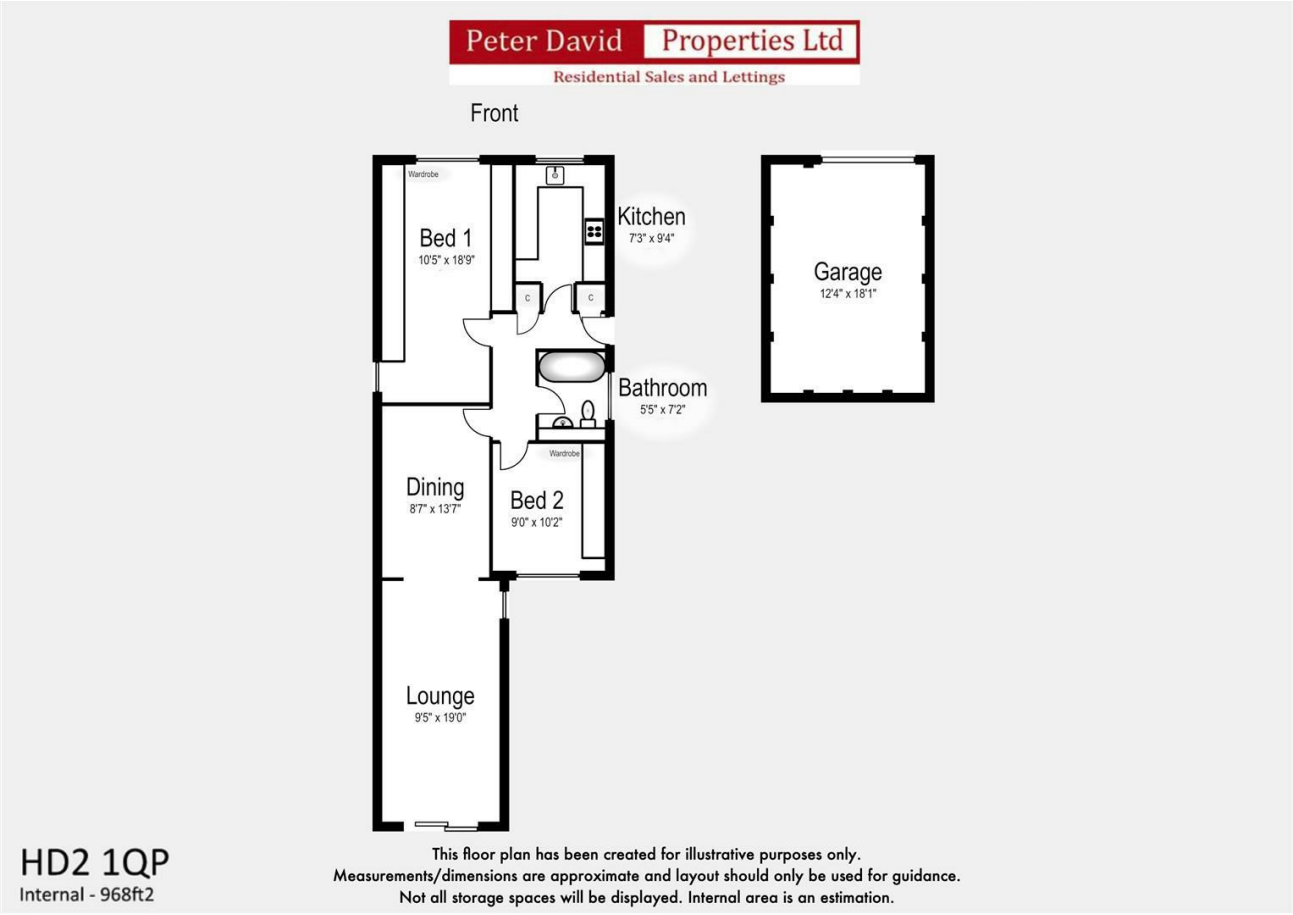
Road Map



Hybrid Map

Terrain Map

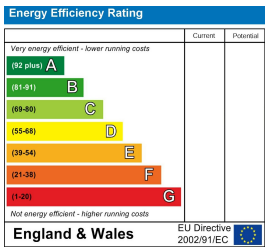
Floor Plan

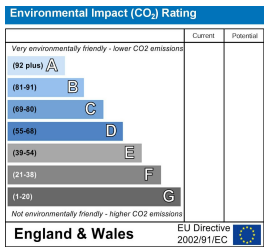


Viewing

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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