Peter David Properties Ltd

Residential Sales and Lettings

14 Brooklands

Bradley, Huddersfield, HD2 1TR

Offers in the region of £130,000

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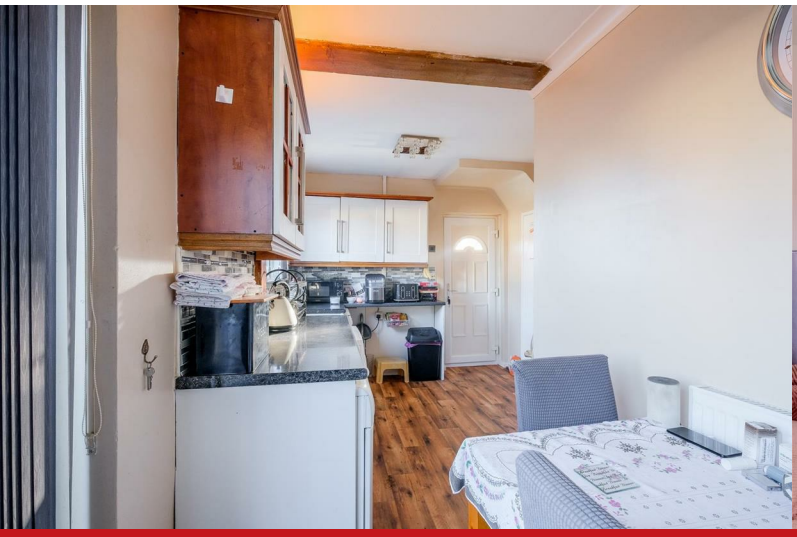

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Entrance Hallway
Enter the property via a PVCu door into the hallway with laminate flooring flowing through to the kitchen diner. Carpeted stairs rise to the first floor. Access to the kitchen diner and living room.

Living Room
A spacious living room with an inset gas flame effect fire and a PVCu window to front aspect.

Kitchen/Diner
To the rear of this property is the kitchen/diner with laminate flooring, wood wall and base units, tiled splashbacks and laminate worksurfaces. Integrated appliances comprise of: an electric oven, a gas hob, an extractor and a fridge freezer. There are three free standing spaces, one with plumbing for a washing machine and one for a dishwasher. A Belfast sink sits under a PVCu window overlooking the pretty rear garden. Benefiting from ample space for a dining table, PVCu patio doors to the rear and a PVCu door to the side.

Landing
Carpeted stairs rise to the first floor accommodation. Access to both bedrooms and house bathroom.

Bedroom One
To the front of the property there is a large double bedroom with fitted wardrobes and PVCu window to front elevation.

Bedroom Two
To the rear of the property is a second double bedroom with PVCu window overlooking the rear garden.

Bathroom
A fully tiled house bathroom with tiled flooring. Comprising of: WC, modern wash basin inset in vanity unit and a bath with overhead shower and glass screen. PVCu privacy window to rear elevation

Exterior
To the rear of the property there is a private and enclosed south facing garden with two patio areas, a lawn and a useful shed. To the front is a tarmac driveway with off-road parking for three cars.

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.

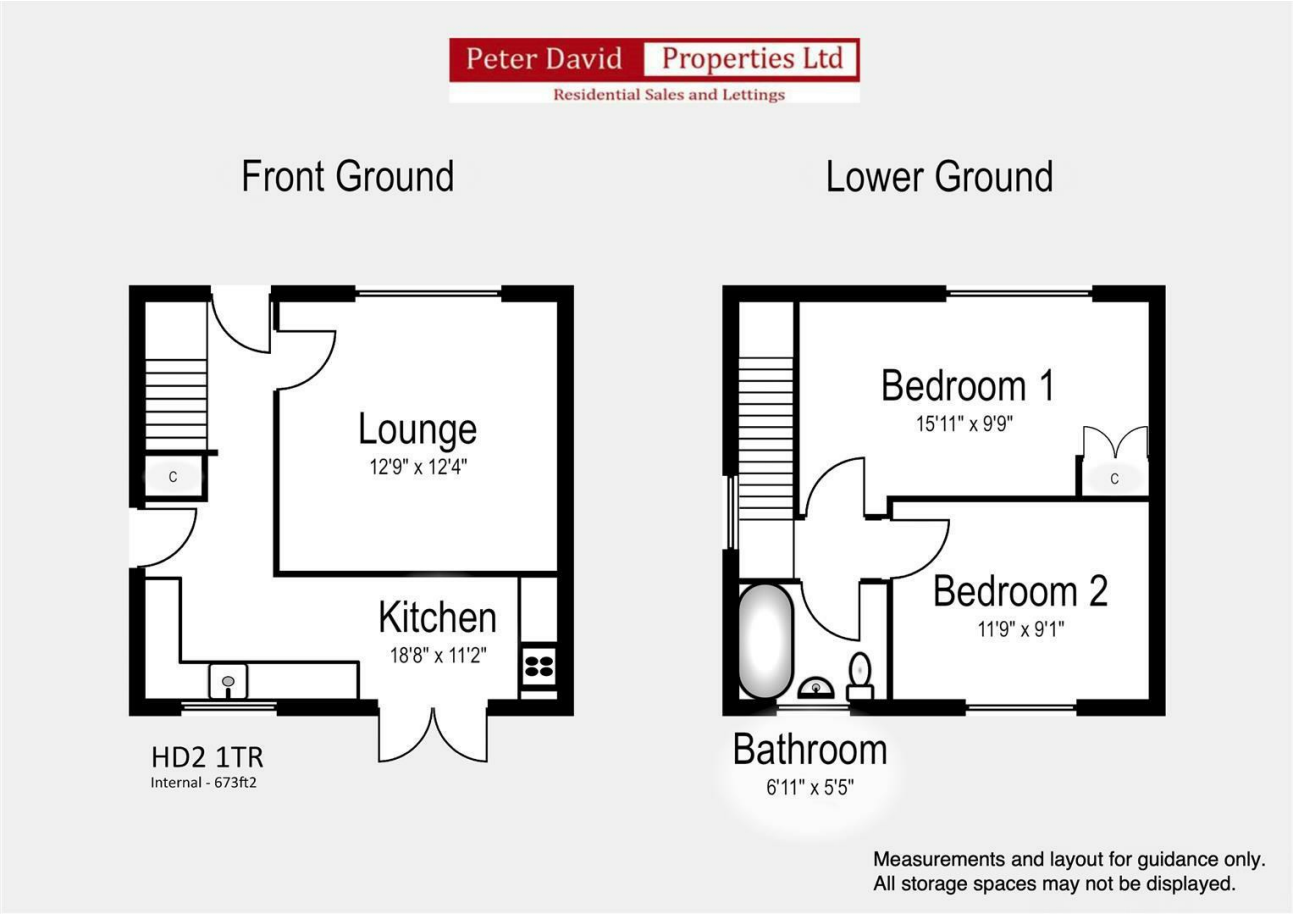
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

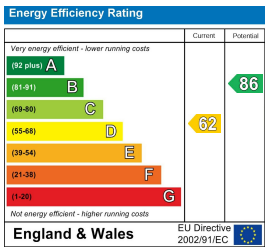
Floor Plan

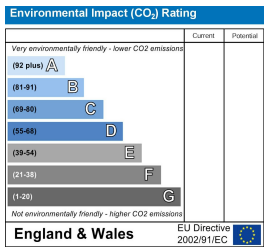


Viewing

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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