



37 Badger Hill, Brighouse, HD6 3QX  
£265,000

bramleys



This stone built 2 bedroom, detached true bungalow is situated in this popular residential cul-de-sac in the highly desirable residential location of Rastrick. Being handily positioned for the local town centres of Huddersfield, Halifax and Brighouse. The property is also within 1 mile of J.24 of the M62 motorway network. Well presented throughout, with a range of high quality fixtures and fittings. The property provides spacious 2 bedroom accommodation, with lounge/dining room, a fitted kitchen and shower room. Fitted with uPVC double glazing and gas fired central heating, the property is further enhanced by a single garage with up and over door, and gardens to both front and rear.

Energy Rating: TBA





## GROUND FLOOR:

Enter the property through a uPVC double glazed door at the side of the property into the entrance hall.

### Entrance Hall

With a central heating radiator and built-in store cupboard which houses a hot water tank.

### Lounge/Dining Room

16'0" x 13'8" max (4.88m x 4.17m max )

This good sized L-shaped reception room is fitted with a gas and pebble effect living flame fire which is set onto an Adams style fire surround and mantel. There are 2 central heating radiators, a set of uPVC double glazed French doors to the rear and windows to both side and rear.

### Kitchen

Fitted with a range of matching modern wall and base units with laminated work surfaces

and part tiled walls. There is a 4 ring electric hob with built-in oven and grill and an overhead extractor fan with light. There is also an inset 1.5 bowl stainless steel sink with mixer taps and side drainer, integral fridge and freezer, plumbing for an automatic washing machine, uPVC double glazed window, central heating radiator and breakfast bar.

### Bedroom 1

13'6" x 10'8" (4.11m x 3.25m)

Having a range of fitted furniture including 8 door wardrobes with hanging, shelving facilities and part mirrored doors, together with matching bedside cabinets with corner display niches above and overhead store cupboards. There is also a central heating radiator and uPVC double glazed window.

### Bedroom 2

12'5" x 7'10" (3.78m x 2.39m)

Having built-in wardrobes with overhead storage cupboards, central heating radiator and uPVC double glazed window.





### Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, hand wash basin and shower cubicle. There is a central heating radiator and a uPVC double glazed window.

### OUTSIDE:

There are lawned gardens to the front, with patterned concrete side driveway which leads to the single garage. To the rear there is a flagged patio, shaped lawned gardens with additional flagged seating area and mature borders.

### Garage

With up and over door.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Elland via B6114 Dewsbury Road. Continue for approximately 1 mile where Badger Hill can be found on the right hand side before reaching the traffic lights. The property can be located on the left hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

C

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

Please call our office to book a viewing on 01422 374811.

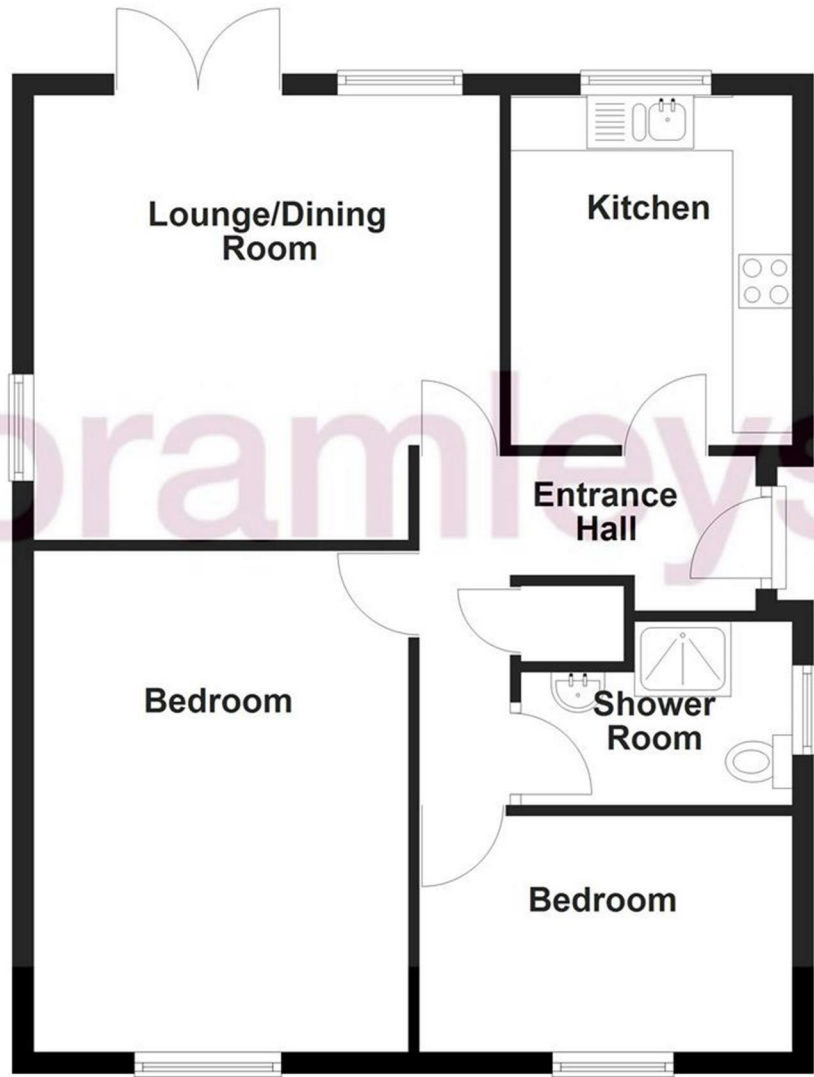








Ground Floor



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 68      | 74                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Huddersfield | Halifax | Elland | Mirfield

