



18 Woodlands Close, Bradley, Huddersfield, HD2 1QS  
£179,000

bramleys

This end townhouse enjoys a cul-de-sac location, with larger than average corner plot with lawned gardens and offering potential to extend to side and rear subject to all necessary consents. Having a pleasant outlook to front, ample off road parking and detached garage. The property is well maintained and has accommodation comprising entrance porch, lounge with understairs storage, modern fitted kitchen, 2 bedrooms and three piece bathroom with additional storage. Also having uPVC double glazing and gas fired central heating. Ideally located for a first time buyer/young family, handily placed for schools, amenities and M62 motorway network.

INTERNAL VIEWING ESSENTIAL TO APPRECIATE THE SIZEABLE PLOT AND PLEASANT POSITION ON THIS POPULAR DEVELOPMENT

Energy Rating: D



## GROUND FLOOR:

### Entrance Porch

A uPVC entrance door gives access to the entrance porch which has an internal door to the lounge.

### Lounge

16'6" x 11'9" (5.03m x 3.58m)

Having an open staircase with understairs storage cupboard, fireplace surround with electric fire and a feature ceiling. There is a central heating radiator and a uPVC double glazed window to the front elevation.

### Kitchen

11'9" x 6'7" (3.58m x 2.01m)

The kitchen is fitted with a range of wall and base units with working surfaces over, inset sink unit with mixer tap, integrated gas hob with stainless steel extractor hood over and matching

splash back, integrated oven, space and plumbing for a washing machine, dryer and space for a tall fridge freezer. The kitchen has an external door to the rear garden and a uPVC double glazed window.

## FIRST FLOOR:

### Landing

The landing has access to the loft and a uPVC double glazed window.

### Bedroom 1

11'9" x 9'2" max (3.58m x 2.79m max)

This double room has fitted floor to ceiling wardrobes with sliding mirrored door fronts. There is a central heating radiator and a uPVC double glazed window which enjoys a pleasant open aspect to the front.

### Bedroom 2

11'9" x 6'4" (3.58m x 1.93m)

This second bedroom has a central heating radiator and a uPVC double glazed window.



## Bathroom

The bathroom has tiling to the walls and a three piece suite comprising a bath with mixer tap shower attachment over, wc, hand wash basin, built in storage cupboard within the bulkhead, chrome ladder style radiator and a uPVC double glazed window.

## OUTSIDE:

A paved path leads to the front entrance door with lawned sections to either side. There is a further larger lawned garden to the side and rear with hedging and fencing providing privacy. A gate to the side gives access to off road parking and detached garage and the property enjoys a pleasant open aspect to the front.

## 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.

## TENURE:

Freehold

## COUNCIL TAX BAND:

B

## MORTGAGES:

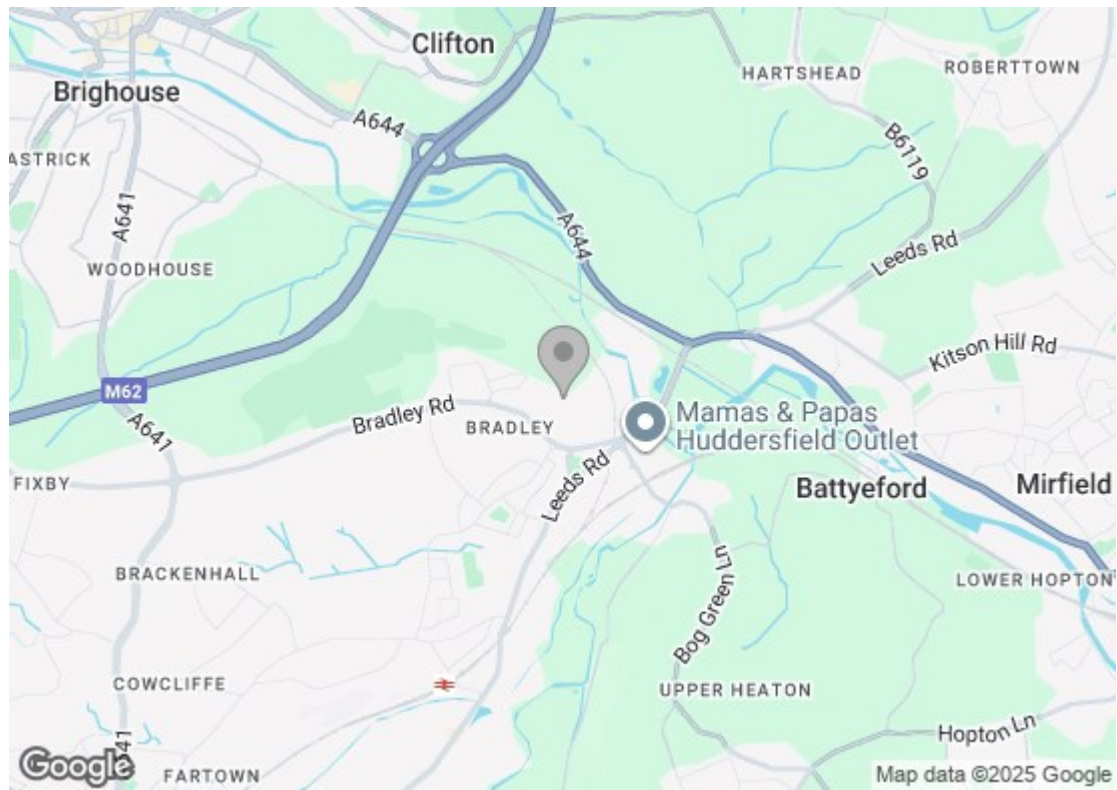
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the

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.

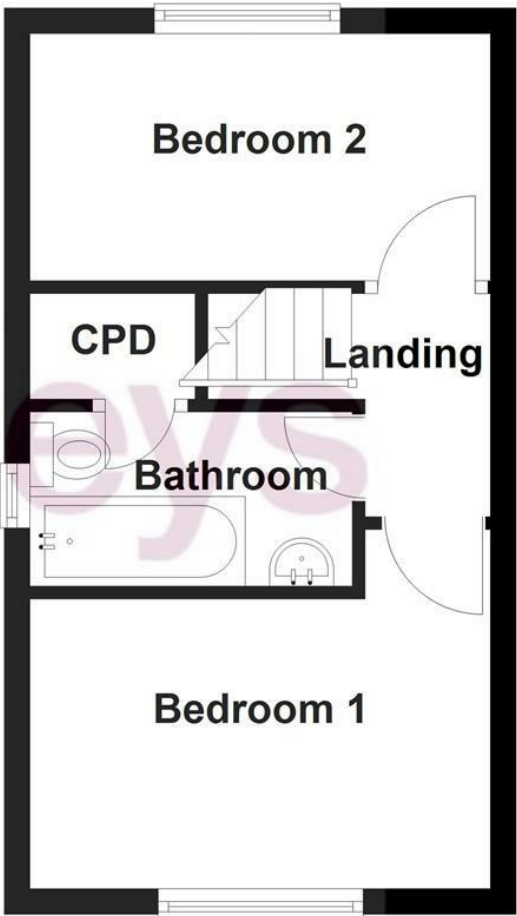




Ground Floor



First Floor



| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>86</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>66</b> |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| 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

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