



70 Alandale Road, Bradley, Huddersfield, HD2 1SB

£169,950

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This 3 bedroom semi-detached family home is offered for sale with NO VENDOR CHAIN and VACANT POSSESSION. Having undergone a programme of re-decoration throughout and offering a blank canvass, ready for the new owner to fit carpets/floor coverings to their own taste and style. The accommodation comprises entrance hall, spacious lounge, dining area/play room, kitchen and separate utility room, first floor 3 bedrooms (2 with built in wardrobes) and three piece bathroom. Outside there are gardens to front and rear and off road parking available. Situated in a location that is convenient for amenities, shops, schools, parks and public transport.

Energy Rating: D





## GROUND FLOOR:

### Entrance Hall

Having a uPVC entrance door, staircase rising to the first floor with under stair store which houses the electric fuse box. There is also a central heating radiator.

### Lounge

18'3 x 11'1 ext to 12'7 (5.56m x 3.38m ext to 3.84m)

This spacious reception room has a fireplace surround with electric fire, 2 central heating radiators, a uPVC double glazed window to the front and French doors to the rear.

### Dining Room

9'11 x 7'4 (3.02m x 2.24m)

Originally being the kitchen, this room now provides space to dine or could be utilised as an office or play room as

required. Having a central heating radiator and uPVC double glazed window.

### Kitchen

11'4 x 7'7 (3.45m x 2.31m)

Having a range of wall and base units with working surfaces over and tiled splash back, inset stainless steel sink unit, integrated electric oven and hob, space for an under counter fridge (fridge in situ can be included in sale) and plumbing for a dishwasher. The kitchen has a central heating radiator, uPVC double glazed window to the front and an entrance door.

### Utility Room

6'11 x 6'9 (2.11m x 2.06m)

This useful space has plumbing for a washing machine and tall fridge freezer/chest freezer. It houses the Worcester

Bosch central heating boiler and there is a glazed uPVC door accessing the rear garden.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window to the side and access to the loft via a pull down ladder. We are informed the loft is boarded and provides additional storage.

### Bedroom 1

8'11 x 9'8 max (2.72m x 2.95m max)

Situated to the rear and having a built in wardrobe, a central heating radiator and uPVC double glazed window.

### Bedroom 2

9'0 x 9'0 (2.74m x 2.74m)

Also having a central heating radiator and a uPVC double glazed window.



### Bedroom 3

6'7 max x 9'0 max (2.01m max x 2.74m max)

Having a built in wardrobe, a central heating radiator and a uPVC double glazed window.

### Bathroom

The bathroom has panelling to the walls and a three piece suite comprising bath with overhead rainfall shower attachment and separate hand shower, wc, pedestal wash hand basin, laminate flooring, a central heating radiator and a uPVC double glazed window.

### OUTSIDE:

To the front is a garden with privet hedging on the perimeter and a larger garden to the rear which has a patio and artificial grassed sections. The rear garden provides a good degree of privacy and has an external water tap.

### 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 Huddersfield via Bradford road (A641) passing through the traffic lights at Hillhouse and Fartown. Continue along this road passing Asda supermarket and continue to Bradley Bar roundabout. Take the third exit only Bradley

Road and continue passing Hickorys smokehouse on the right hand side and then right into Alandale Road where the property can be found on the left hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

A

### 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:

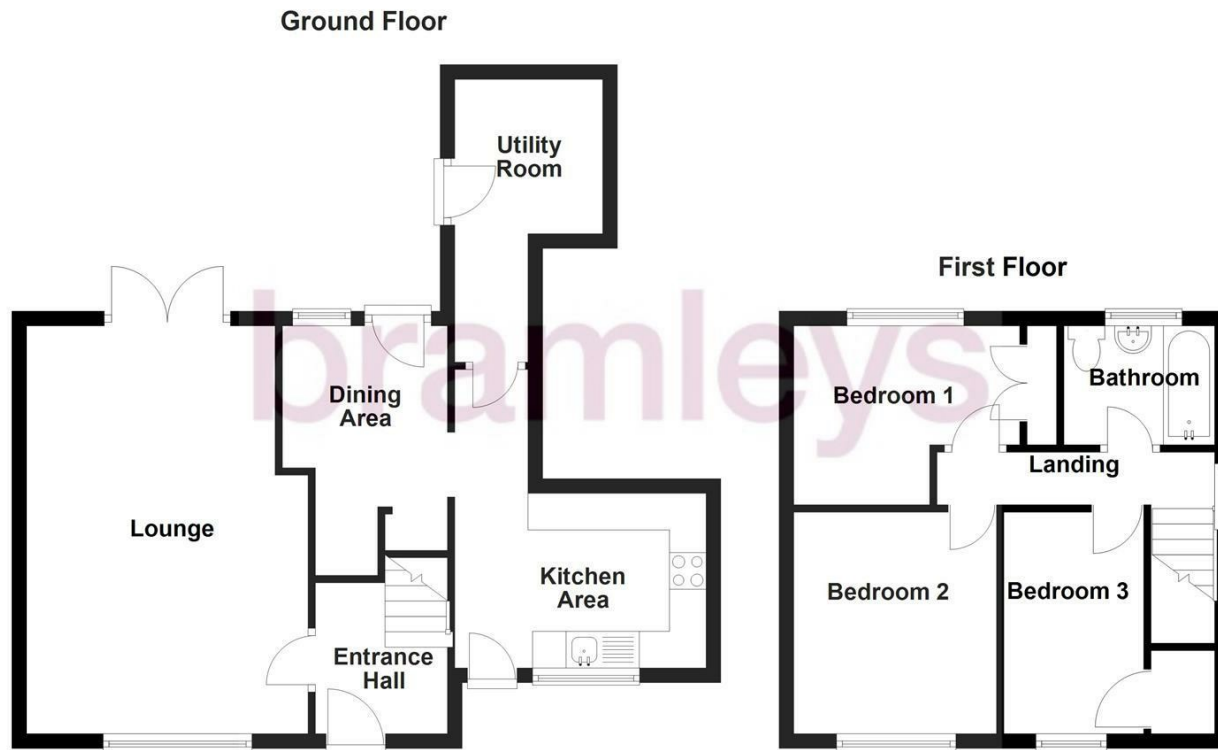
Please call our office to book a viewing on 01484 530361.











#### 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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