



160 Keldregate, Bradley, Huddersfield, HD2 1TE
£165,000

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This 2 DOUBLE BEDROOM semi-detached property enjoys a wooded aspect to the front and offers ample off road parking, by way of a gated driveway. Having accommodation briefly comprising:- entrance hall, spacious 18ft lounge, conservatory, modern fitted kitchen, dining room with utility area, 2 double bedrooms and bathroom. Externally there is a driveway which provides ample off road parking to the front and to the rear there is a patio and lawned area. Conveniently situated within walking distance for schools, as well as local amenities. The property would make an ideal purchase for a first time buyer or young family.

Energy Rating: C



GROUND FLOOR:

Entrance Hall

A modern composite external door gives access to the entrance hall, which has a staircase rising to the first floor, oak doors lead to the living space and there is also a central heating radiator.

Lounge

18'3" x 12'7" (5.56m x 3.84m)

This lovely spacious reception room, has a stone fireplace surround with pebble effect gas fire, a central heating radiator, uPVC double glazed window to the front and a glazed door with side window leads in to the conservatory.

Conservatory

10'4" x 11'0" (3.15m x 3.35m)

The conservatory is of uPVC construction, with a set of French

doors leading to the side providing access to the rear garden. This room also has a central heating radiator.

Kitchen

11'1" x 7'4" (3.38m x 2.24m)

This modern fitted kitchen comprises a range of wall and base units with complementary work surfaces over. There is an integrated gas hob with splash back and extractor hood over, integrated double oven and stainless steel sink unit with mixer tap. There is also a recessed shelving unit, a uPVC double glazed window which overlooks the rear garden and there is open access to the dining space and utility area.

Dining Room/Utility

10'6" max x 15'3" max (3.20m max x 4.65m max)

This 'L' shaped dining room has a utility area to the rear with plumbing for a washing machine, space for an American style

fridge freezer and space for a dryer. There is a uPVC entrance door to the front, double glazed window and a further external door to the rear.

FIRST FLOOR:

Landing

The landing has a uPVC double glazed window to the side, a fitted cupboard provides storage and access to the loft. Oak doors lead to the bedrooms and bathroom.

Bedroom 1

12'7" x 8'11" (3.84m x 2.72m)

This double room is situated to the front and is fitted with a uPVC double glazed window which provides a wooded aspect. This room also has a central heating radiator.



Bedroom 2

9'5" x 9'0" (2.87m x 2.74m)

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

Bathroom

This spacious bathroom is furnished with a three piece suite comprising of a low flush WC, pedestal wash hand basin and a bath with shower above and panelled walls. There is also a fitted cupboard housing the modern central heating boiler.

OUTSIDE:

A gated driveway provides off road parking for numerous vehicles and hedging provides privacy from the roadside. The property enjoys a wooded aspect to the front. The rear garden has a flagged patio with gravelled section and lawn. The garden is enclosed by perimeter fencing and provides a safe space for young children/pets.

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 Leeds Road (A62), continue along the main road for approximately 2 miles, after passing the Audi garage on your right hand side take the next left hand turning into Brooklands. Follow this road until its conclusion and turn left onto

Keldregate. Continue to the mini-roundabout and go straight ahead continuing on Keldregate. The property can be found on the right hand side just after the turn off to Stuart Place.

TENURE:

Freehold

COUNCIL TAX BAND:

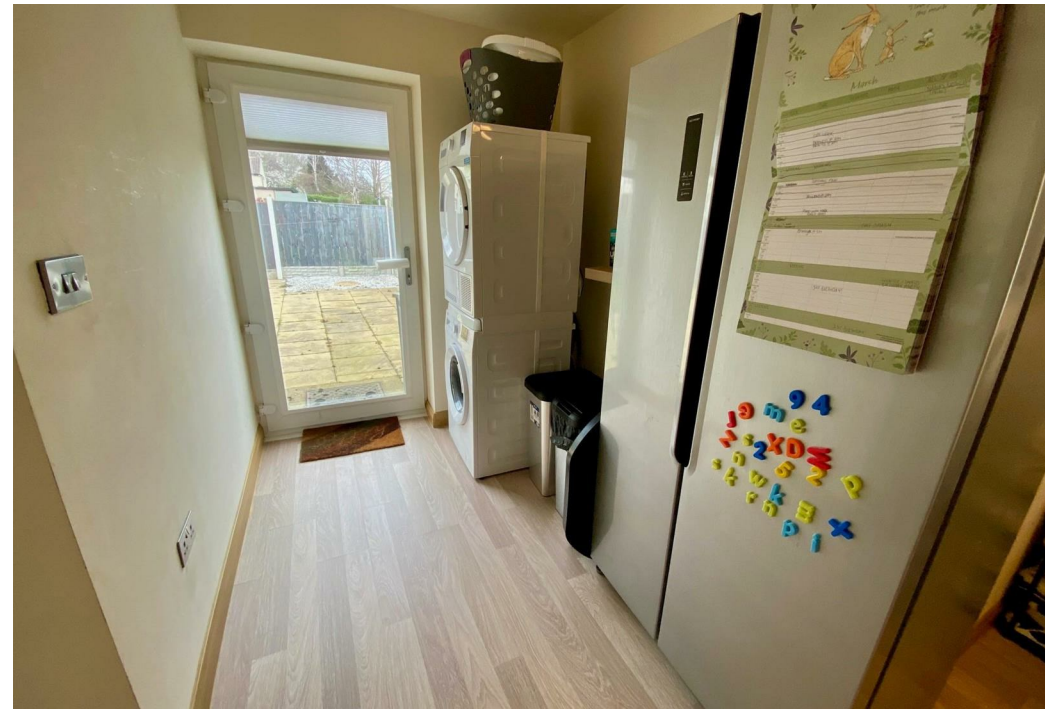
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MORTGAGES:

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.

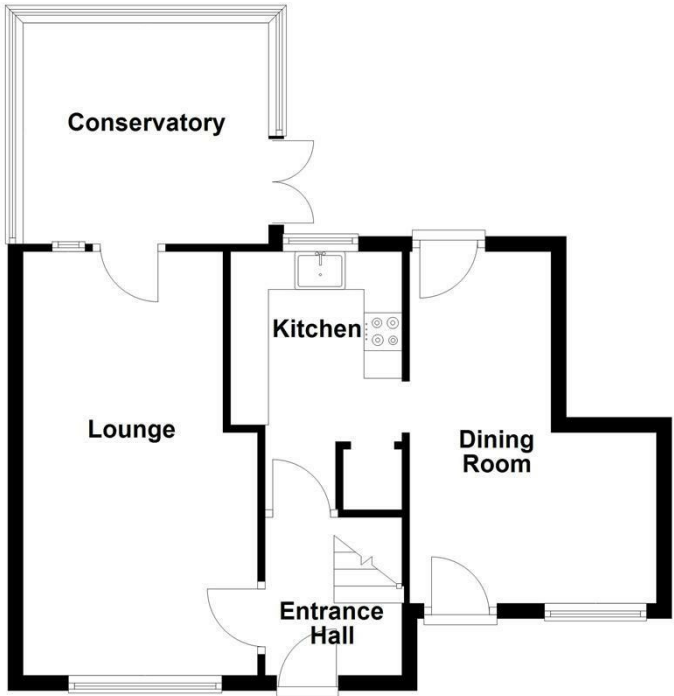
ONLINE CONVEYANCING SERVICES:

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.

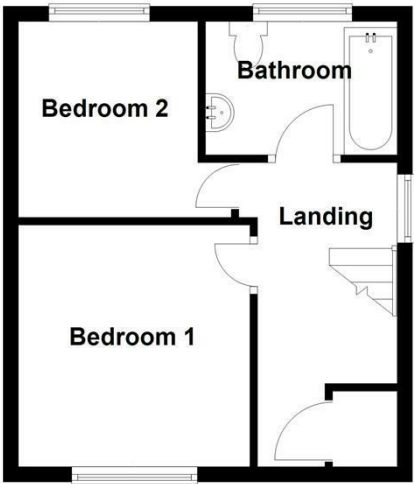




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(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

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