



53 Wilton Avenue, Bradley, Huddersfield, HD2 1RS

£155,000

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This 2 DOUBLE bedroom semi detached property, is ideally placed within walking distance to Bradley Junior & Infants school and directly opposite a playing field and park, perfect for a young and growing family. Having uPVC double glazing, gas fired central heating, driveway and gardens to front and rear. The accommodation comprises an entrance hall, spacious lounge/diner with conservatory to rear, two bedrooms and three piece bathroom. To the side is a useful utility/store room.

Energy Rating: D



GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

With a staircase rising to the first floor level and an under stair storage cupboard.

Lounge/Dining Room

18'4" x 12'8" (5.59m x 3.86m)

This spacious reception room has laminate flooring, a central heating radiator, uPVC double glazed window to the front and French doors to the rear leading into the conservatory.

Conservatory

9'5" x 7'11" (2.87m x 2.41m)

Having uPVC double glazing and French doors to the garden.

Kitchen

11'2" x 9'4" (3.40m x 2.84m)

The kitchen has a range of wall and base units with tiled splash backs, integrated electric hob, oven and extractor hood, stainless steel sink unit and a central heating radiator. An external door gives access to the garden.

FIRST FLOOR:

Landing

Providing access to the loft. The landing also has a uPVC double glazed window to the side and a built-in cupboard which houses the Worcester Bosch central heating boiler.

Bedroom 1

14'2" x 9'0" (4.32m x 2.74m)

Having fitted wardrobes to one wall, a further built-in

wardrobe, central heating radiator and uPVC double glazed window which enjoys a pleasant aspect across the park and playing fields.

Bedroom 2

11'9" x 8'11" (3.58m x 2.72m)

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

Bathroom

The bathroom has a 3 piece suite comprising bath with shower over and screen, low flush WC and a pedestal wash hand basin. There is also a uPVC double glazed window.

OUTSIDE:

To the front of the property there is a gated driveway and gravelled garden. To the side of the property there is a uPVC



door which gives access down the side of the property to the rear and also gives access into a useful utility/store room which has power/lighting and plumbing for a washing machine. The rear garden has a seating area, patio and lawned sections.

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. Turn left onto Lower Grange and then right onto Wilton Avenue where the property can be found on the right 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.

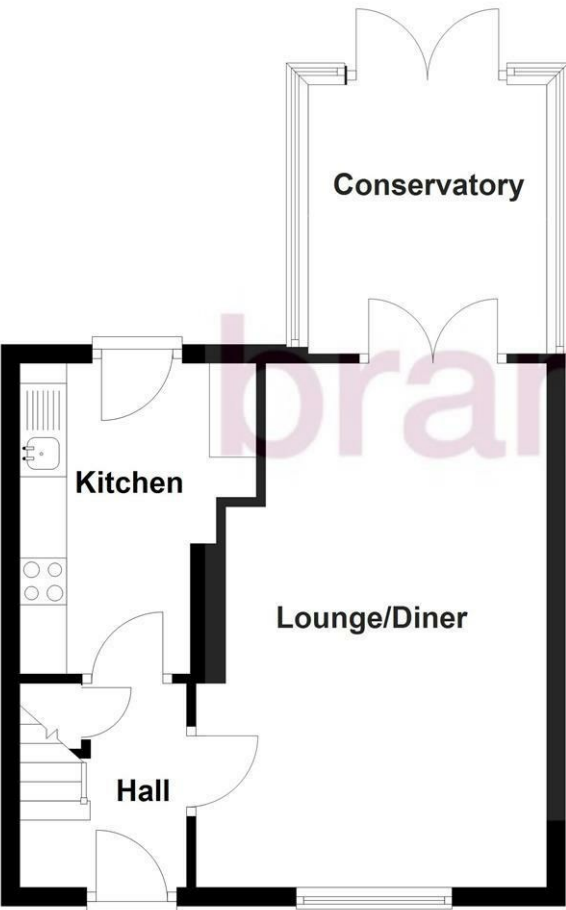
ONLINE CONVEYANCING SERVICES:

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.

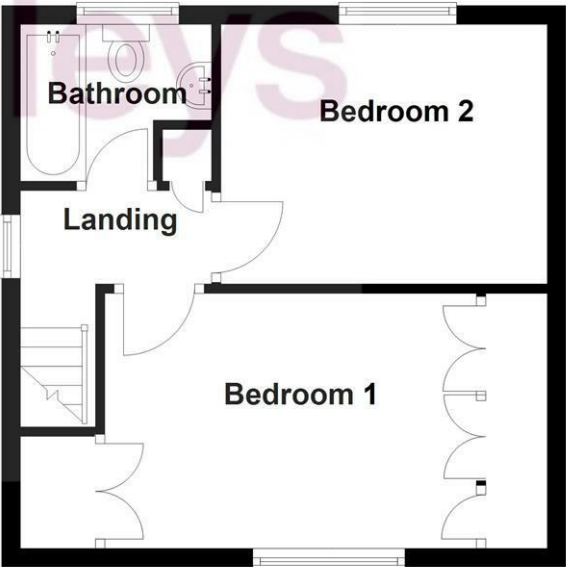




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	79
(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.

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