



61 Wilton Avenue, Bradley, Huddersfield, HD2 1RS  
£120,000

**bramleys**

Situated in the popular residential area of Bradley, this two bedroom semi-detached property presents an excellent opportunity for first time buyers, young families, or those looking to take their first step onto the property ladder. The property is offered to the market with vacant possession and no upper chain.

The home is conveniently located close to a range of local amenities, well-regarded schools, and excellent commuter links, with easy access to the M62 motorway network, making it ideal for those travelling to nearby towns and cities.

Internally, the property offers well-proportioned accommodation and provides a blank canvas for prospective buyers to modernise and put their own stamp on, creating a home tailored to their tastes and requirements.

Externally, the property benefits from gardens to both the front and rear, offering outdoor space with plenty of potential for landscaping, entertaining, or family use.

Early viewing is highly recommended to appreciate the potential this property has to offer.



## GROUND FLOOR:

### Entrance Hall

Fitted with a central heating radiator, a set of stairs lead up to the first floor landing and a door giving access to:-

### Kitchen

9'3" x 7'4" (2.82m x 2.24m)

Having a range of wall, drawer and base units, laminate work surfaces, a stainless steel sink and drainer unit with tiling to the splashbacks. There is a useful understairs pantry cupboard, central heating radiator, uPVC double glazed window to the rear elevation and an external door to the side elevation. There is also space and plumbing for a washing machine or dishwasher,

### Lounge / Dining Room

18'4" x 12'6" max (5.59m x 3.81m max)

A most spacious reception room which has a coal effect gas fire set into a stone effect surround. As well as two central heating radiators and two uPVC double glazed windows, one to the front elevation and one to the rear elevation.



## FIRST FLOOR:

### Landing

Having a uPVC double glazed window to the side elevation and a storage cupboard which houses the boiler.

### Bedroom

16'0" x 8'11" (4.88m x 2.72m)

A spacious room, having a central heating radiator, uPVC double glazed window to the front elevation and a useful storage cupboard.

### Bedroom

11'9" x 9'0" (3.58m x 2.74m)

A double bedroom, having a central heating radiator and a uPVC double glazed window to the rear elevation.



### Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, wash hand basin and a corner shower cubicle with shower head attachment. There is also tiling to the full ceiling height, a central heating radiator and a uPVC double glazed obscure window to the rear elevation.

### OUTSIDE:

To the front of the property, there is a well-presented garden featuring a combination of shrubbery and wall boundaries. A paved pathway leads directly to the front entrance and continues down the side of the property, providing convenient access to the rear garden. To the side, the property further benefits from a useful outbuilding, offering practical storage space and to the rear, the property boasts a generous lawned garden complemented by decorative shrubs. There is also a patio area, ideal for outdoor seating and al-fresco dining.

### 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.

### VIEWINGS:

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





### Ground Floor



### First Floor



NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.

#### 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 |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |



Huddersfield | Halifax | Elland | Mirfield

