



4 Windsor Place, Bradley, HD2 1SF
Offers Over £175,000

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This stylish 3 bedroomed semi-detached property is situated on a quiet cul-de-sac, adjoining woodland to the rear, therefore having a pleasant open aspect and a good degree of privacy. Conveniently located for amenities and schools and offering well maintained, extended accommodation briefly comprising: entrance hall, lounge, fitted kitchen with island unit, dining area and snug, 3 bedrooms and three piece bathroom. Having gas fired central heating and uPVC double glazing, enclosed lawn to the front and landscaped, low maintenance patio garden to rear. This property would make an ideal purchase for a first time buyer or young and growing family and is located approximately 2.5 miles from Huddersfield town centre and is accessible for the M62 at junction 25.

Energy Rating: C



GROUND FLOOR:

Enter the property via a composite entrance door with sealed unit double glazed panels into:-

Entrance Hall

Which has tiled flooring, built-in understairs store cupboard and a central heating radiator.

Lounge

18'3 x 12'9 max (5.56m x 3.89m max)

This spacious reception room has a gas and coal effect living flame fire set onto a marble hearth with Adams style fire surround. There is a central heating radiator, ceiling coving and uPVC double glazed French doors to the rear.

Kitchen

10'6 x 11'0 (3.20m x 3.35m)

This lovely breakfast kitchen enjoys lots of natural light from the Velux windows and French doors within the open plan living space. The kitchen has a range of modern floor and wall units with laminated working surfaces, part tiling to the walls, tiled flooring, integrated appliances including 4 ring gas hob with in-built oven and grill, overhead extractor fan and light, plumbing for automatic washing machine, central island with inset Asterite sink unit with mixer tap and side drainer, breakfast bar and sunken LED lighting. A cupboard houses the central heating boiler.

Snug

10'4 x 7'8 (3.15m x 2.34m)

The snug is open plan to the kitchen and can be utilised in a variety of different ways. This useful space has a uPVC double glazed window and French doors to the front.

Dining Area

8'6 x 8'4 (2.59m x 2.54m)

Peacefully situated to the rear of the property and being open plan to the kitchen. There is a Velux window and uPVC double glazed French doors leading onto the rear patio.

FIRST FLOOR:

Landing

A staircase rises to the first floor landing which has a uPVC double glazed window to the side and a built-in linen cupboard which houses the hot water cylinder. There is also access via a retractable ladder to the full boarded loft which provides additional storage.

Bedroom 1

10'2 x 9'1 (3.10m x 2.77m)

This double room has a central heating radiator and uPVC double glazed window to the front.

Bedroom 2

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

Peacefully situated to the rear of the property and enjoying a pleasant wooded aspect. Also having a central heating radiator and a uPVC double glazed window.



Bedroom 3/Study

8'5 max x 5'4 (2.57m max x 1.63m)

Situated to the front of the property and having a uPVC double glazed window.

Bathroom

Being fully tiled to both the floor and walls and having a 3 piece white suite comprising low flush toilet, vanity wash basin with drawer units beneath and a panelled bath with overhead rainwater head shower, additional hose and shower screen. There is sunken LED lighting, uPVC double glazed window and chrome ladder style radiator.

OUTSIDE:

To the front of the property there is a lawned garden enclosed by privet hedging. The front has an external water tap and French doors open out from the snug. To the rear is a private landscaped flagged patio finished in Indian sandstone. A great space to sit out in the summer months to entertain/BBQ. The property enjoys a pleasant wooded aspect to the rear and enjoys a good level of privacy.

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 the main Leeds Road (A62), following the road for approximately 2.5 miles, taking the left fork into Brooklands. Follow this road until its conclusion, turning left into Keldregate. Take the second right turning into Stuart Place and first left into Windsor Place where the property will be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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.

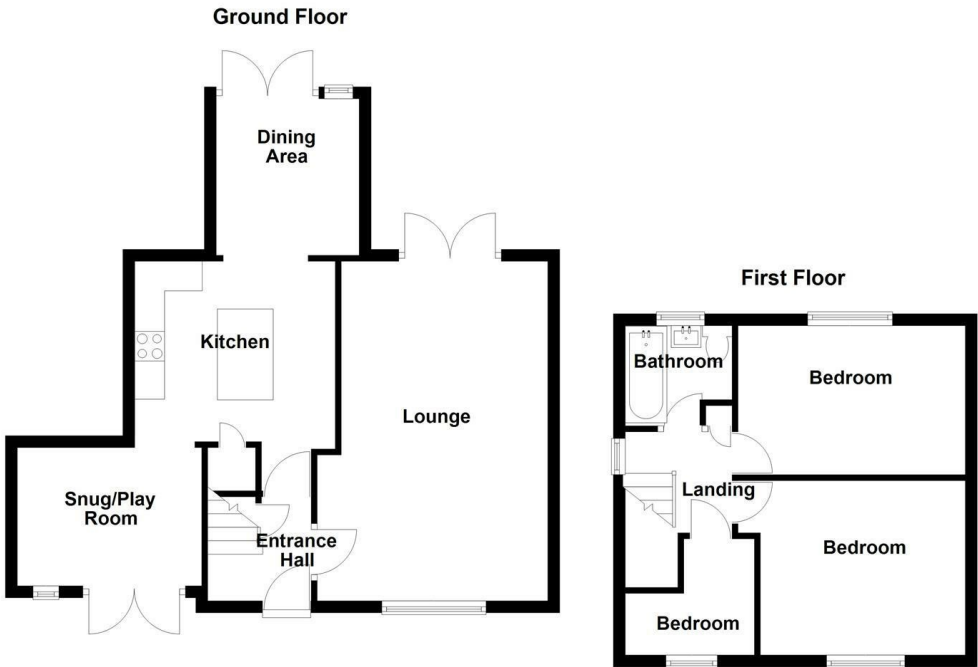
ONLINE CONVEYANCING SERVICES:

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:-

Huddersfield Properties: 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

