

17 Wilton Avenue, Bradley, Huddersfield, HD2 1RN

£155,000

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This well maintained, two DOUBLE BEDROOM semi detached property, is ideally placed within walking distance to amenities and Bradley Junior & Infants school, perfect for a young and growing family. Also convenient for access to the M62 motorway network. Having uPVC double glazing, gas fired central heating and lawned gardens to front and rear. The accommodation comprises an entrance hall, spacious lounge/diner, fitted kitchen, first floor landing, two bedrooms and three piece bathroom. To the side are two useful garden stores.







GROUND FLOOR:

Entrance Hall

A uPVC entrance door gives access to the entrance hall which has tiled flooring, a central heating radiator and staircase rising to the first floor with under stair store.

Kitchen

11'3" x 7'4" (3.43m x 2.24m)

The kitchen has a range of wall and base units with working surfaces over, integrated oven and hob with extractor hood, sink unit, space and plumbing for an automatic washing machine, wall mounted boiler, uPVC double glazed window to the rear and an external door giving access to the side of the property.

Lounge/Dining Room

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

The spacious open plan living room with dining area, has a central heating radiator, uPVC double glazed bay window to the front and French doors to the rear garden.

FIRST FLOOR:

Landing

The landing has a uPVC double glazed window to to the side, access to a built-in linen cupboard and a loft hatch.

Bedroom 1

13'10" x 8'11" excluding wardrobes (4.22m x 2.72m excluding wardrobes)

This double bedroom has fitted wardrobes to one wall, a bulkhead cupboard providing additional storage and a central heating radiator. There is a large uPVC double glazed window to the front.

Bedroom 2

9'11" x 9'2" (3.02m x 2.79m)

Positioned to the rear of the property, this second double room also has fitted wardrobes, a central heating radiator and a uPVC double glazed window.

Bathroom

Furnished with a 3 piece white suite incorporating a panelled bath with shower over and screen, low flush WC and a pedestal hand wash basin. There is a chrome ladder style towel rail, tiling to the walls and floor and a uPVC double glazed window.





OUTSIDE:

To the front of the property, there is a gated lawned garden with hedging. There is a further larger lawned garden to the rear with decking. On street parking.

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 towards the end of this road.

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:

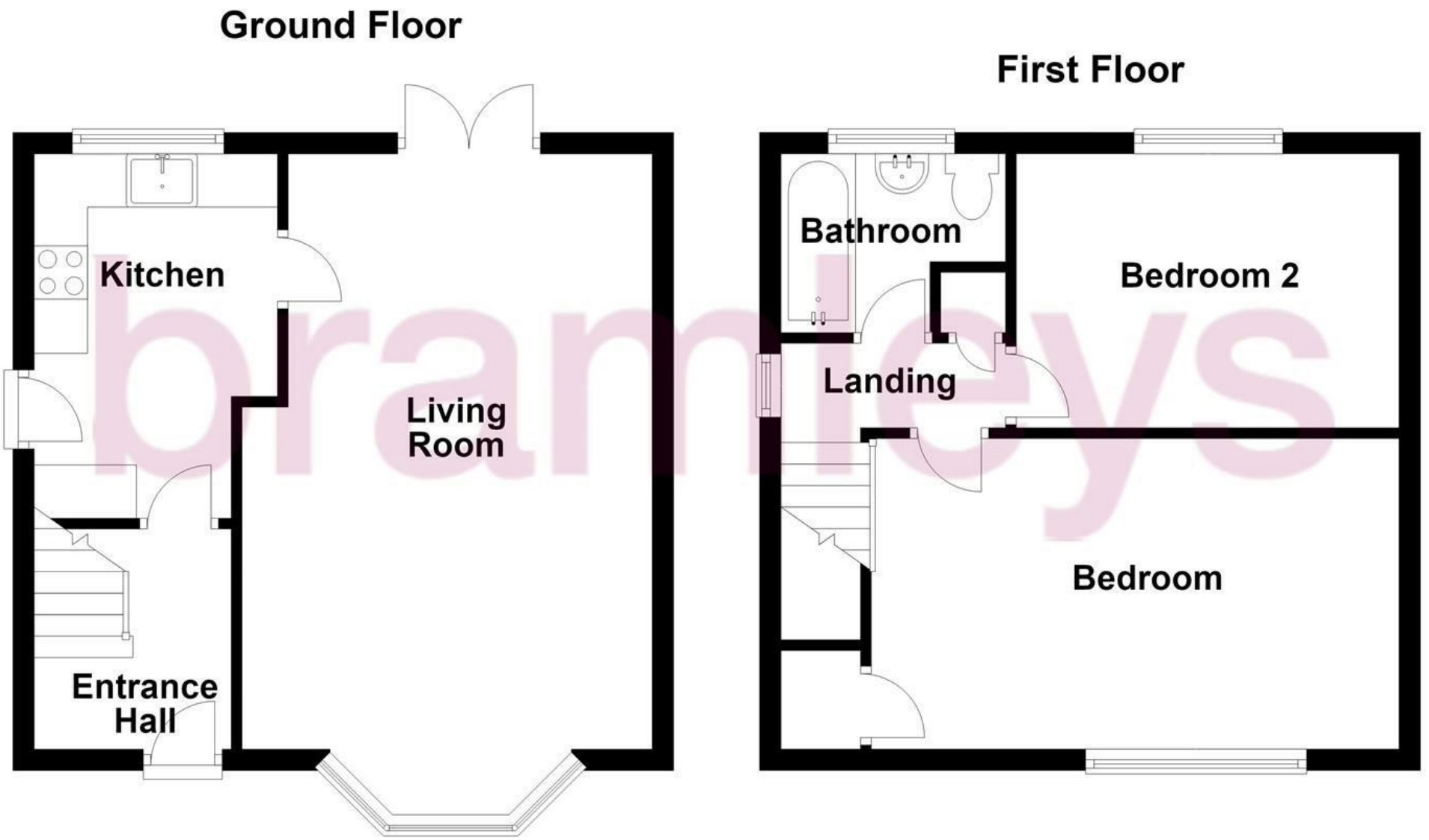
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

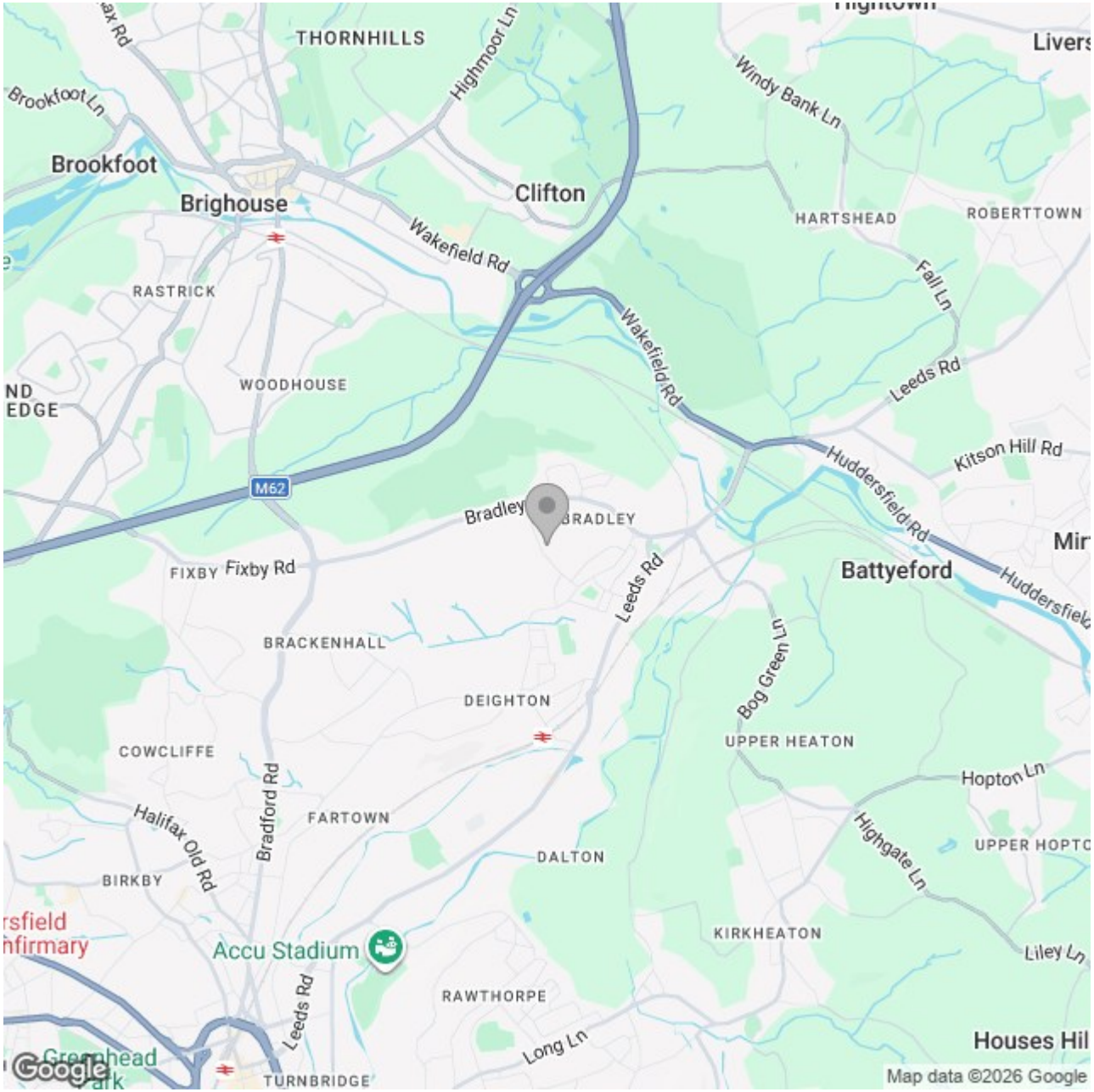
VIEWINGS:

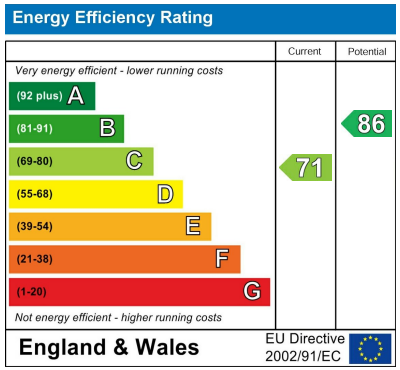
Please call our office to book a viewing on 01484 530361.






Ground Floor
Kitchen
Living Room
Entrance Hall
First Floor
Bathroom
Bedroom 2
Landing
Bedroom





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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