



62 Bradley Road, Huddersfield, HD2 1XD  
£105,000

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Situated in the popular area of Bradley, this two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property is conveniently located, providing easy access to local amenities and efficient commuter links to the M62 and Huddersfield town centre, making it an ideal choice for those who value convenience and connectivity.

Upon entering, you will find a well-proportioned living space that offers a warm and inviting atmosphere. The layout is practical, allowing for comfortable living and entertaining.

One of the standout features of this property is its immediate availability, as it comes with vacant possession and no upper chain. This means you can move in without delay, making it perfect for those eager to settle into their new home quickly.

The surrounding area boasts a friendly community vibe, with various shops, parks, and schools nearby, enhancing the appeal for families and individuals alike.

In summary, this mid-terrace house on Bradley Road is a fantastic opportunity that combines comfort, convenience, and potential. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home is certainly worth considering.

Energy Rating: D



## GROUND FLOOR:

### Living Kitchen

21'1" max x 14'8" (6.43m max x 4.47m)

A generous sized room enjoying natural light via twin uPVC double glazed windows to the front elevation. There are two central heating radiators and a useful understairs storage cupboard.

Kitchen: Having a range of wall, drawer and base units, laminate roll top worksurfaces over, a stainless steel sink and drainer unit and tiling to the splashbacks. Integral appliances include a four ring induction hob with oven and extractor hood over, and there is space for a tumble dryer, fridge or freezer.

### Inner Hallway

With a central heating radiator, an external door providing access to the rear garden and stairs leading up to the first floor.

## FIRST FLOOR:

### Landing

With a central heating radiator and access to the loft via a loft hatch.

### Bedroom

11'7" x 9'10" (3.53m x 3.00m)

Having a central heating radiator and a uPVC double glazed window to the front elevation.

### Bedroom

9'9" max x 7'7" (2.97m max x 2.31m)

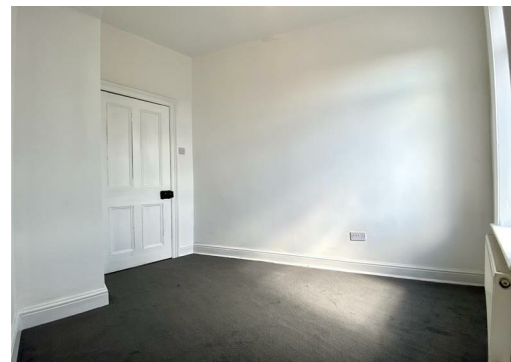
Having a central heating radiator and a uPVC double glazed window to the front elevation.

### Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with showerhead attachment. There is tiling to the full ceiling height, a heated towel rail and a uPVC double glazed obscure window to the rear elevation.

## OUTSIDE:

To the front there is a flagged area with steps leading to the front door.



### 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.

### 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.

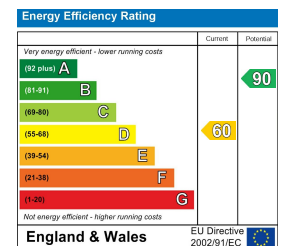


#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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