



137 Park Lea, Bradley, Huddersfield, HD2 1QR  
Asking Price £165,000

**bramleys**



A 2 bedroom semi detached true bungalow that occupies a generous plot with larger than average rear gardens, and being situated in this well-established residential area. Available with immediate vacant possession and no upper chain, this property is ideal for a young family, or alternatively those looking to downsize. Requiring a programme of modernisation and upgrading, the property provides a blank canvas and further potential to extend (subject to any local planning consents). Externally there is a well maintained rear garden, detached single garage and driveway which provides off road parking. Situated in Bradley, the property is conveniently placed for access to a range of local amenities and commuter links.

An early viewing is recommended to appreciate the accommodation which comprises:- entrance hall, kitchen, lounge, 2 bedrooms and shower room.

Energy Rating: D

## GROUND FLOOR:

Enter the property through a uPVC external door into:-

### Entrance Hall

Having a central heating radiator, door to the store room and access to the loft via a ceiling hatch.

### Kitchen

8'0" max x 8'10" (2.44m max x 2.69m)

Being fitted with a range of wall, drawer and base units, there are marble effect work surfaces, tiled splashbacks and an inset stainless steel sink with side drainer. The kitchen is also fitted with a uPVC double glazed window to the front elevation and a central heating radiator. The boiler is also housed within the kitchen.

### Lounge

17'1" x 9'7" (5.21m x 2.92m)

The main focal point of the room is an electric fire with complementary hearth and timber surround. There is a uPVC double glazed bow window and central heating radiator.



### Bedroom 1

9'9" x 11'0" (2.97m x 3.35m)

With a uPVC double glazed window to the rear elevation and a central heating radiator.

### Bedroom 2

7'4" x 8'0" (2.24m x 2.44m)

With a uPVC double glazed window to the rear elevation and a central heating radiator.

### Shower Room

A 3 piece suite comprising of a low flush WC, pedestal wash hand basin and a shower cubicle with showerhead attachment. There is a uPVC double glazed window to the side elevation and a central heating radiator.

## OUTSIDE:

To the front of the property there is a garden laid to lawn and a driveway which leads down the side of the property and provides off road parking. To the rear of the property there is a flagged patio, garden laid to lawn, a mixture of fencing and shrub borders.





### Garage

A single detached garage with up and over 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.

### DIRECTIONS:

Leave Huddersfield via Bradford Road, passing through the traffic lights at Hillhouse and Fartown Bar. At the roundabout by Asda proceed straight ahead and on reaching the next roundabout take the third exit on to Bradley Road. Follow this road for approximately 1 mile, take a left hand turning into Park Hill. Turn right into Steeplands, following this road to the end and turn right into Park Lea. Follow this road, taking a right hand turning into the cul-de-sac of Park Lea, turn left after No. 101 and the property will be found on the right hand side clearly identified by a Bramleys for sale board.

### TENURE:

The property is currently Leasehold - Term: 99 years from 1981.

However, please note that the property owner is currently purchasing the Freehold title for this property. Therefore, the property will be Freehold on completion of a sale.

### COUNCIL TAX BAND:

B

### MORTGAGES:

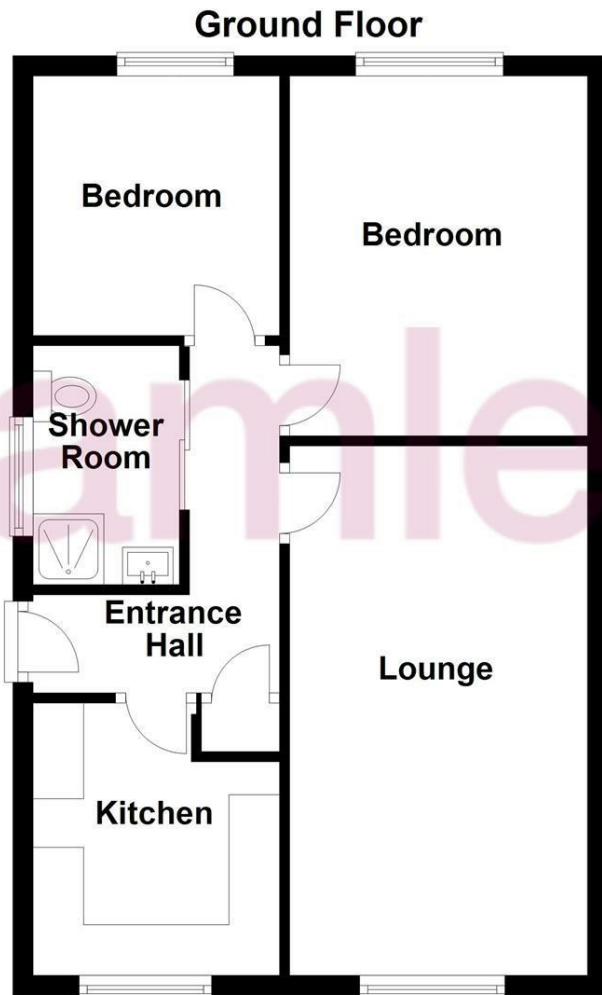
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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.





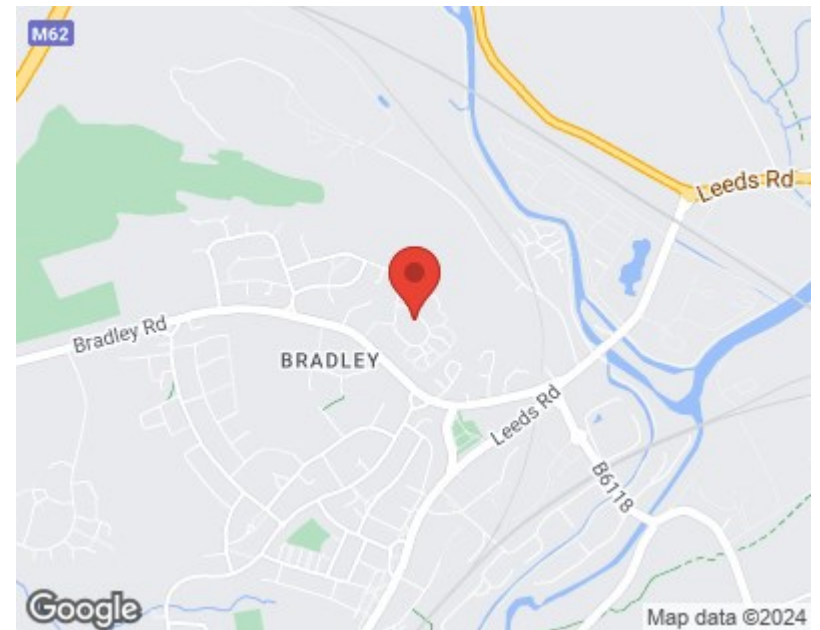


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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



Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

