642 Bradford Road, Huddersfield, HD2 2JR

£325,000

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An attractive 3 bedroom semi-detached home, ideally positioned for access to a range of amenities, well-regarded local schools and commuter links. The property has been extended to the rear, creating a versatile additional room with its own external access and shower room, providing excellent flexibility for a variety of uses.

The accommodation is complemented by ample off-street parking, with a generous driveway to the front. To the rear, the property enjoys a well proportioned garden which is enclosed and provides a paved patio and recently installed decked seating area ideal for entertaining, as well as a lawned garden with fenced boundaries.

The versatile rear extension could be utilised as a second reception room, home office, playroom or, subject to the purchaser's requirements, as a self-contained bedroom suite.

Offering well-proportioned accommodation, useful additional space and a convenient location, this property would make an ideal family home and is sure to appeal to a range of buyers.

GROUND FLOOR:

Enter the property via an external door into:-

Entrance Hall

With a central heating radiator, understairs storage cupboard and stairs which lead up to the first floor.

Living/Dining Room

11'11" x 22'0" (3.63m x 6.71m)

A generous reception room, which has 2 central heating radiators, uPVC double glazed laminate window to the front elevation and uPVC double glazed French doors to the rear elevation. There is also a coal effect fireplace, with decorative mantel and surround.

Kitchen

9'10" x 17'1" (3.00m x 5.21m)

Fitted with a range of wall, drawer and base units, laminate roll top work surface, 1.5 bowl sink with side drainer, tiling to the splashbacks, 2 uPVC double glazed windows to the rear elevation and a useful understairs pantry space with window. Integrated appliances include washing machine, dishwasher, uPVC double glazed window to the side elevation, space for a range style cooker, fitted extractor fan above, and space for a tall fridge freezer.

Sitting Room/Bedroom 4/Office

13'8" x 19'1" max (4.17m x 5.82m max)

With 4 Velux windows, central heating radiator, uPVC double glazed Bi-fold doors which lead out to the rear garden and access to the shower room.

Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin, and shower with glass shower screen, rainwater shower head and additional hose. There are tiled splashbacks, heated towel rail and a uPVC double glazed window to the front elevation.

FIRST FLOOR:

Landing

With a central heating radiator, loft access point and uPVC laminate window to the front elevation.

Bedroom 1

11'3" x 11'11" (3.43m x 3.63m)

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

Bedroom 2

10'3" x 11'11" max (3.12m x 3.63m max)

With a central heating radiator, uPVC double glazed window to the rear and space for wardrobes.

Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, wash hand basin with vanity unit beneath, and a shower with glass shower screen, rainwater shower head and additional hose. There is tiling to the full ceiling height, a heated towel rail and a uPVC double glazed window to the side elevation.

Bedroom 3

5'7" x 10'0" max (1.70m x 3.05m max)

With useful built-in wardrobes, a central heating radiator and a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front of the property there is a paved driveway which provides ample off street parking, further pebble area and brick paving for additional off road parking. To the rear of the property there is a decked seating area, steps then lead down to a lawned garden, flagged patio and to the conclusion there is a pebbled area, with hardstanding for a shed.

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:

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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.

Approximate total area(1)

111.2 m²
1196 ft²

Reduced headroom

2.5 m²
26 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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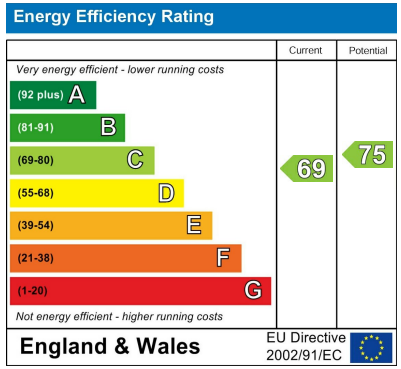

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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and 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