

# Peter David

# Properties Ltd

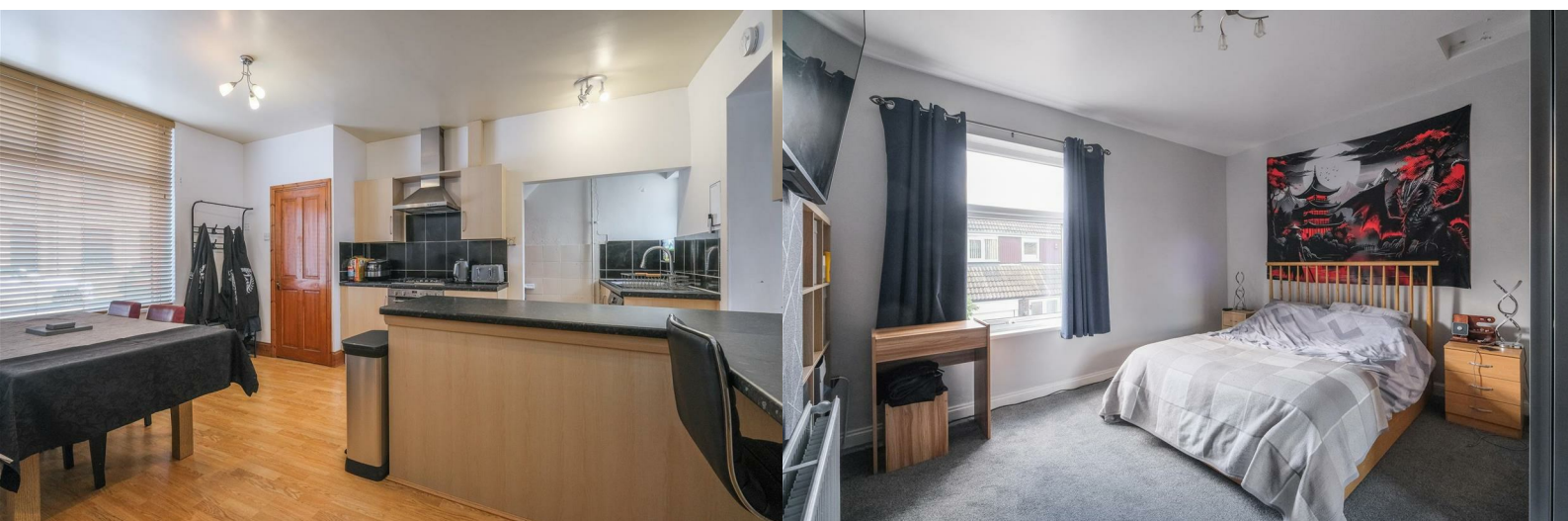
Residential Sales and Lettings



## 492 Huddersfield Road

Bradford, BD12 8AS

**£130,000**



# 492 Huddersfield Road

Wyke, Bradford, BD12 8AS

**£130,000**



Located on Huddersfield Road in Wyke, this deceptively spacious end of terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable residence. The property boasts two generously sized double bedrooms, ensuring ample space for relaxation and rest. The well-appointed living room offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The open kitchen diner is a delightful feature, providing a modern and functional space for cooking and dining. This layout encourages a sociable environment, making it ideal for family gatherings or casual meals with friends. The property is well presented throughout, reflecting a sense of care and attention to detail that is sure to impress.

In addition to its appealing interior, the house benefits from a cellar, providing valuable extra storage space for your belongings. The location is particularly advantageous, as it is within easy reach of local shops and amenities, ensuring that daily necessities are just a short stroll away. Furthermore, the property is situated near good local schools, making it an excellent choice for families.

Overall, this two-bedroom terraced house on Huddersfield Road is a wonderful blend of space, comfort, and convenience, making it a must-see for anyone looking to settle in this vibrant community.

**\*\*This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. \*\***

## **Entrance Porch**

Leading in from the rear of the home, the entrance porch provides a space for coats and shoes and leads into the living room.

## **Living Room**

Overlooking the rear of the home, the living room has laminate flooring and an ornamental fireplace providing the focal point. A warm and earthy colour scheme provides a homely environment while an upright radiator brings a modern touch.

## **Kitchen Diner**

A spacious open kitchen diner with a breakfast bar which overlooks the front of the home. With an oven, hob and sink as well as space for a fridge freezer, there is also access to the cellar.

## **Bedroom One**

A double bedroom with plenty of floorspace overlooking the rear of the home with grey carpets and a neutral colour scheme.

## **Bedroom Two**

A double bedroom with plenty of floorspace overlooking the front of the home also with grey carpets and a neutral colour scheme.

## **Bathroom**

A part tiled bathroom suite with a bath tub, over bath shower, hand basin and w/c.

## **Cellar**

Ideal for additional storage space.

## **External**

The home is set back from the road with a double

width footpath providing the opportunity to park off road. At the rear is a fenced area ideal for bin storage as well as external access onto the street at the rear.

### Directions

For Satnav please use the postcode BD12 8AS

### Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

### Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

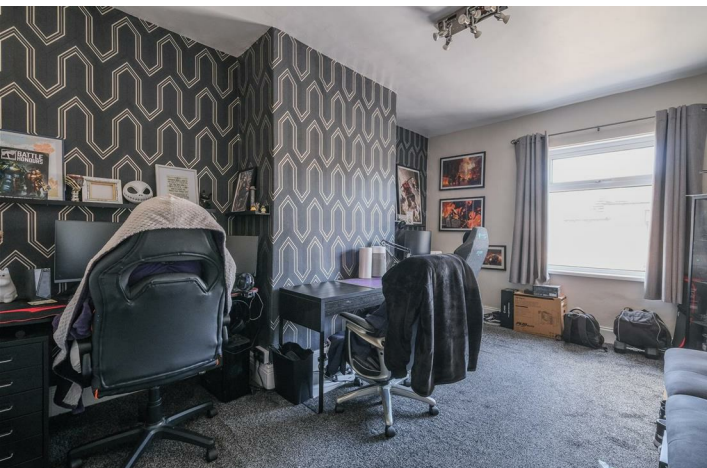
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there

is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



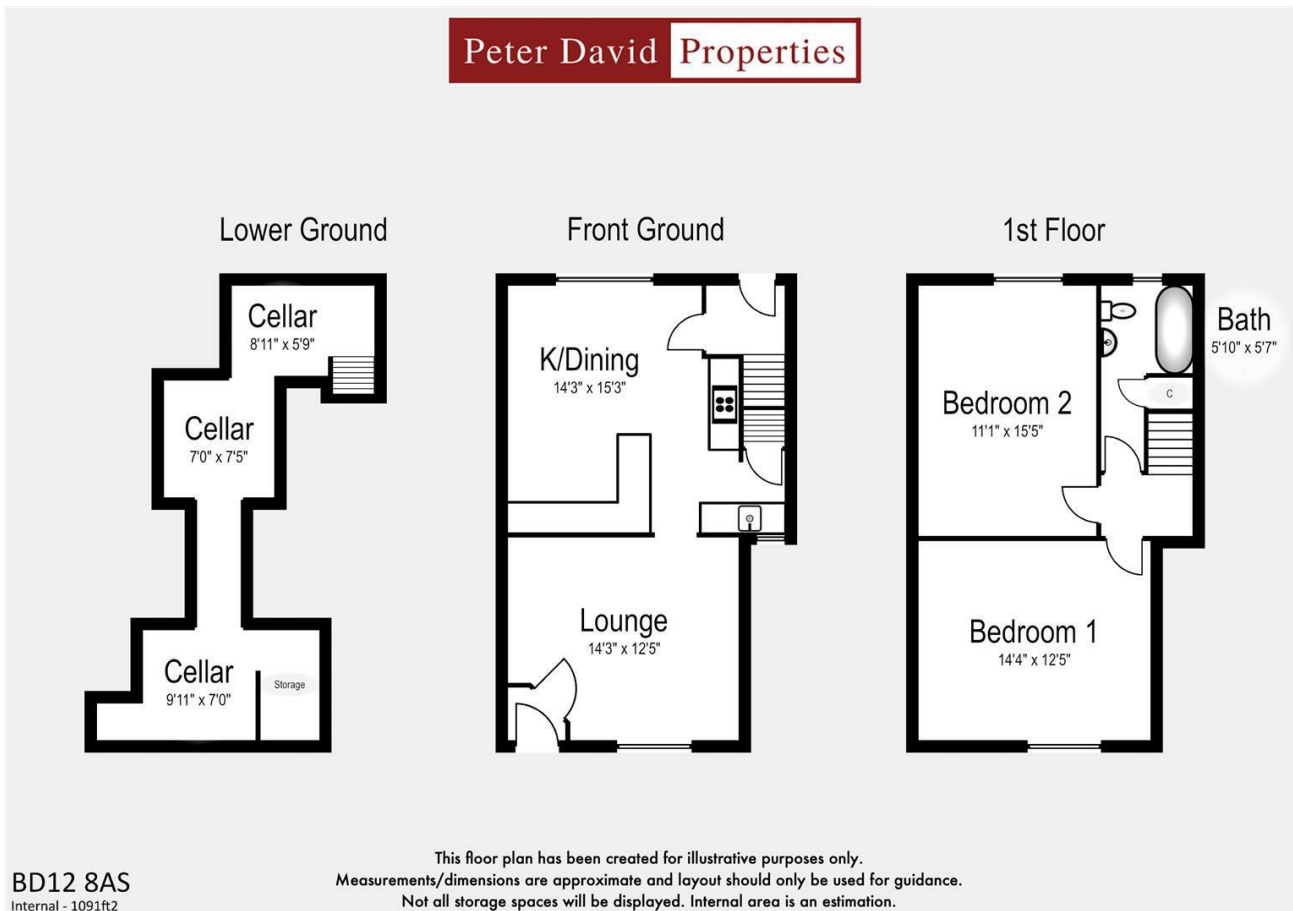
## Hybrid Map



## Terrain Map



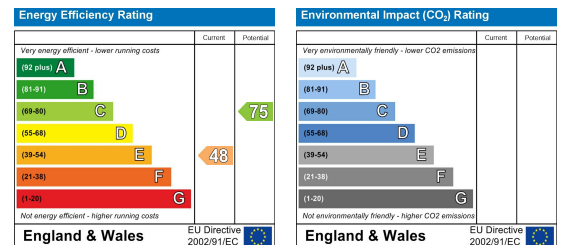
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.