

Peter David

Properties Ltd

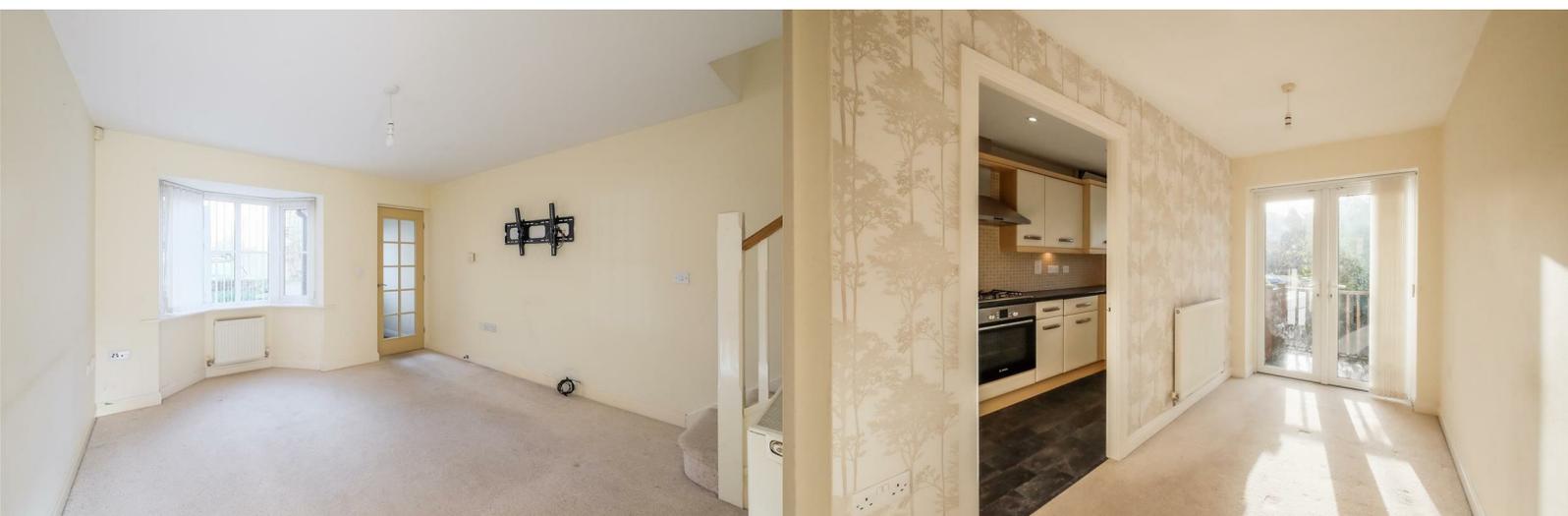
Residential Sales and Lettings



66 Hudson View

Bradford, BD12 8HY

£179,950



66 Hudson View

Wyke, Bradford, BD12 8HY

£179,950



Offered to the market with NO UPWARD CHAIN is this two bedroom property, located within minutes of local amenities. The property internally comprises: a kitchen, an adjacent dining room with patio doors to the rear garden, a living room, a ground floor WC, two good sized bedrooms and a bathroom. Externally, the property benefits from a DRIVEWAY to the front providing off-road parking and a good-sized REAR GARDEN. The property is close to Appleton Academy and Worthinghead Primary School. The property is also a short drive from the popular village of Norwood Green and the M62 network. Internal viewings are recommended - book yours today!

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

Entrance Hall

The entrance porch leads to the living room.

Living Room

The living room has a bay window to the front aspect and a staircase to the first floor accommodation.

WC Room

A useful ground floor WC, with a hand basin.

Kitchen

Located at the rear of the property and with a window overlooking the rear garden. There are wall and base units, an inset stainless steel sink and drainer, an oven with a gas hob and overhead extractor fan and tiled splashbacks. The kitchen is open to the dining area.

Dining Room

With patio doors to the rear garden.

Bedroom One

A large double bedroom with a window to the front elevation.

Bedroom Two

A good-size second bedroom with a window to the rear elevation.

Bathroom

A part-tiled bathroom with a white three piece suite, comprising: a WC, a hand basin and a bath with a shower screen and an overhead shower. Obscured window, a wall-mounted mirrored vanity unit and a heated towel rail.

Exterior

To the front of the property there is a driveway providing off-road parking. To the rear of the garden there is a two-tier garden featuring decking and a lawn. Please note: the decking does require some maintenance.

Viewings

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

Directions

For Satnav please use the postcode BD12 8HY

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



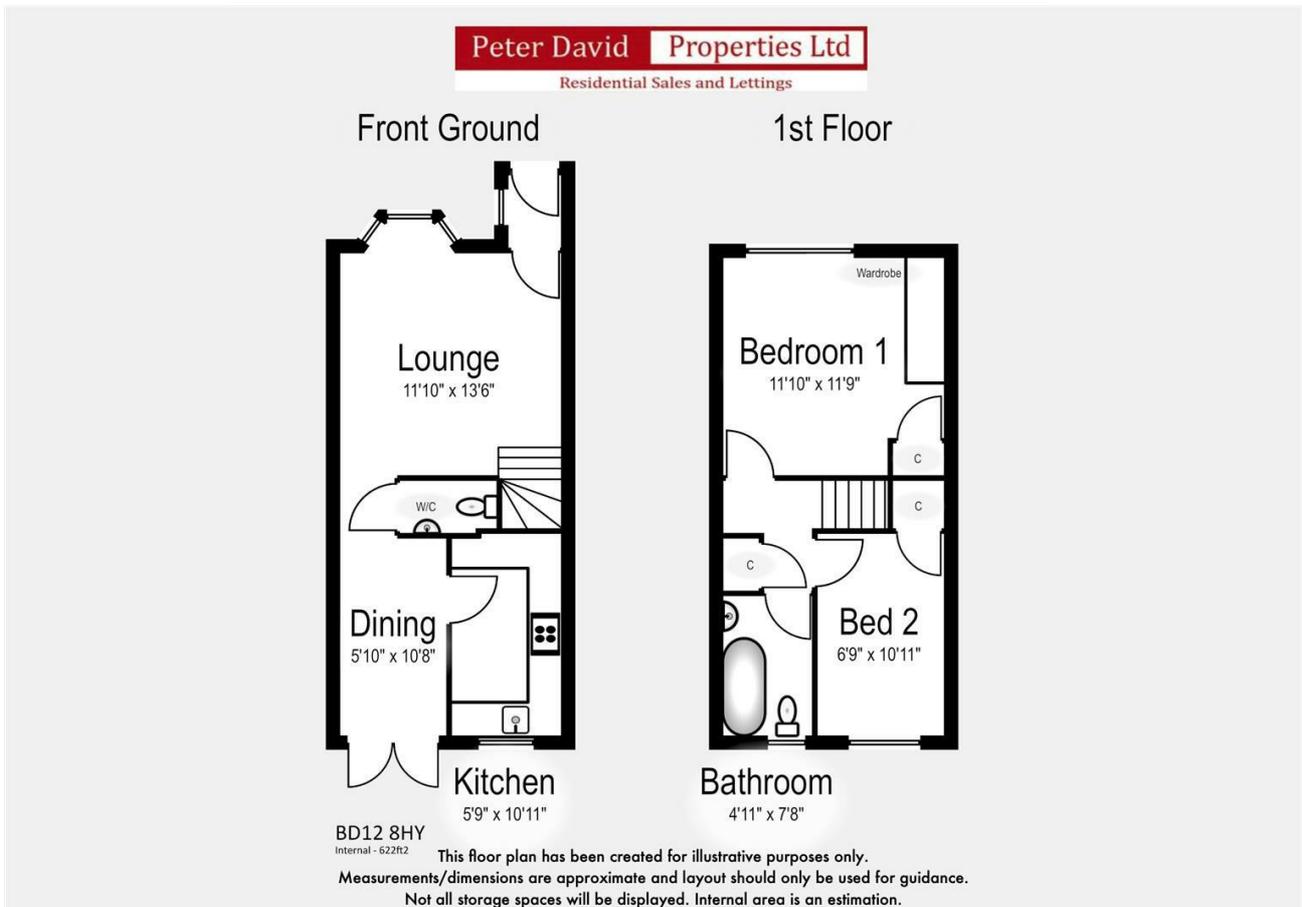
Hybrid Map



Terrain Map



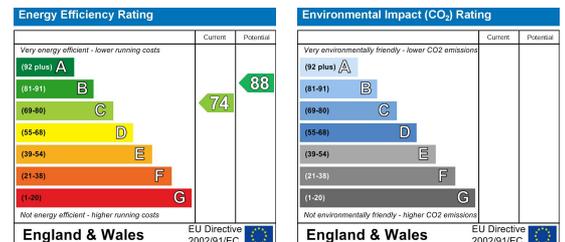
Floor Plan



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.