



409 Bradley Road

Huddersfield, HD2 2JS

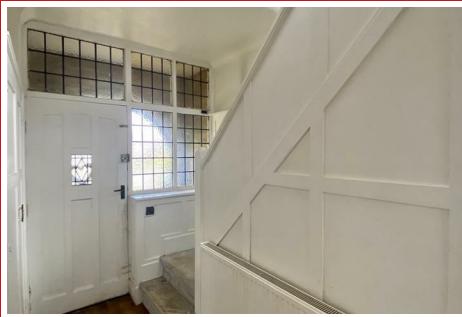
£275,000



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Fixby, Huddersfield, HD2 2JS

£275,000



Welcome to this property located on Bradley Road in the sought-after area of Huddersfield. The home boasts two reception rooms with the dining room overlooking the rear garden, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and a family bathroom suite, there is ample space for the whole family to enjoy.

The spacious layout that provides a comfortable and inviting atmosphere. The large south-facing garden is a true gem, ideal for enjoying sunny days outdoors or hosting summer barbecues with friends and family.

Convenience is key with a driveway and garage, ensuring that parking will never be an issue. The sought-after location of this property adds to its appeal, providing easy access to local amenities, schools, and transport links.

Offered for sale with NO ONWARD CHAIN, don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the warmth and charm that this property has to offer.

Accommodation comprises an entrance hallway, living room, dining room, kitchen, three bedrooms, bathroom and separate W/C.

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

Entrance Hallway

A spacious entrance hallway providing access to the living room, dining room, and kitchen with access to the front and side external doors.

Living Room

A spacious living room with a bay window overlooking the front of the property. Laminate flooring and a light and neutral colour scheme. A feature fireplace provides the focal point.

Dining Room

Overlooking the rear aspect of the property with French Doors opening onto the decking area. A feature fireplace and wall papered chimney breast with grey walls and white ceilings.

Kitchen

White base and wall units with wooden worktops and tiled splashbacks. The kitchen overlooks the rear of the property. There is damage to the ceiling which would require replastering to bring this room back to its full potential.

Bedroom One

A double bedroom overlooking the front of the property.

Bedroom Two

A double bedroom overlooking the rear of the property.

Bedroom Three

A small double bedroom to the front of the home.

Bathroom

With a bathtub and sink, yellow and green tiling and storage cupboard.

W/C

The w/c is separate from the main bathroom.

External

A front lawned garden with hedges to the borders, a driveway leading down the side of the property to the garage, a decked terrace backing onto the rear of the property and leading down to the large rear lawn which is south facing.

Directions

For Satnav please use the postcode HD2 2JS

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



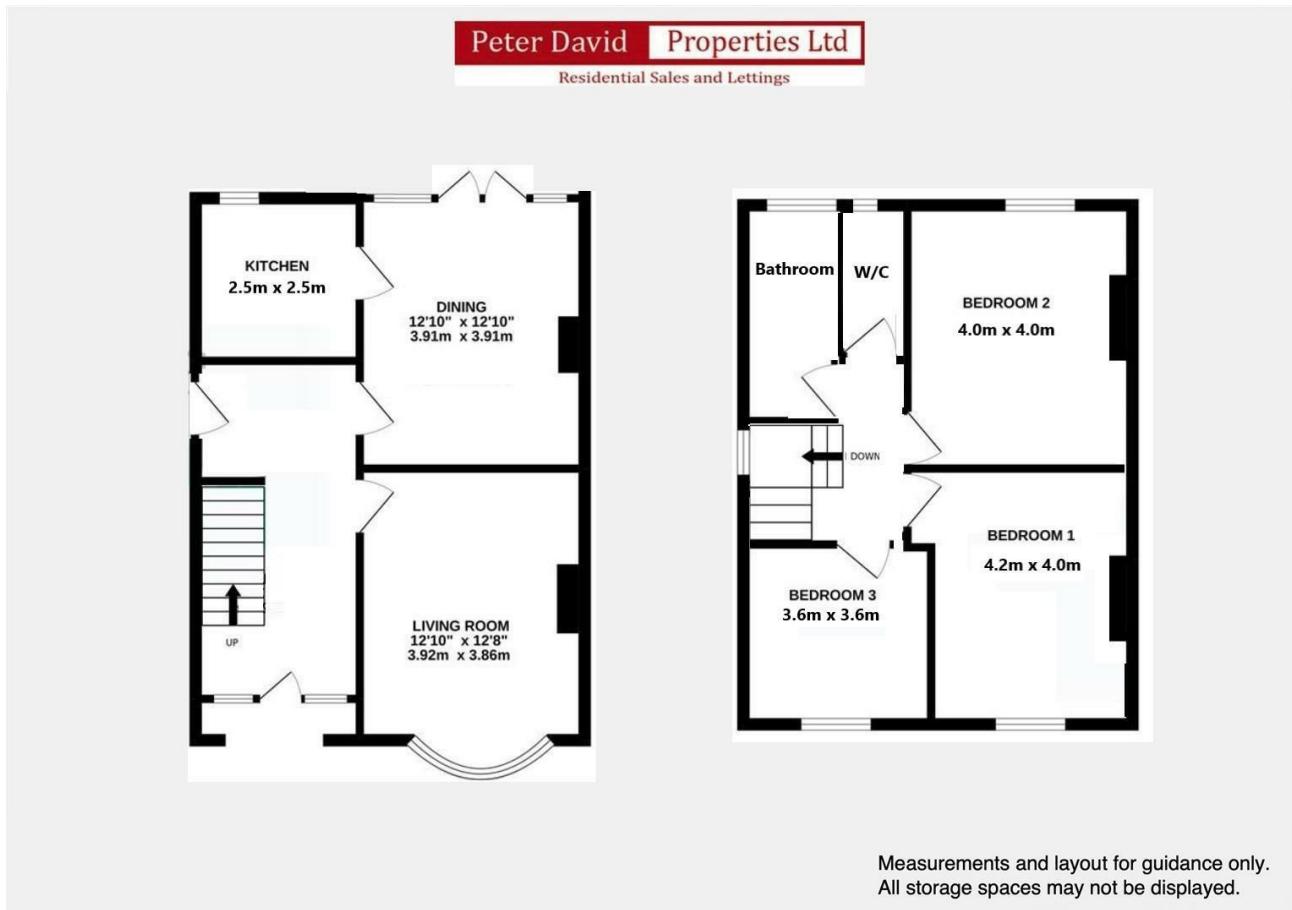
Hybrid Map



Terrain Map



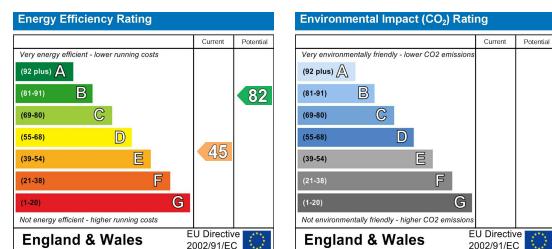
Floor Plan



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.