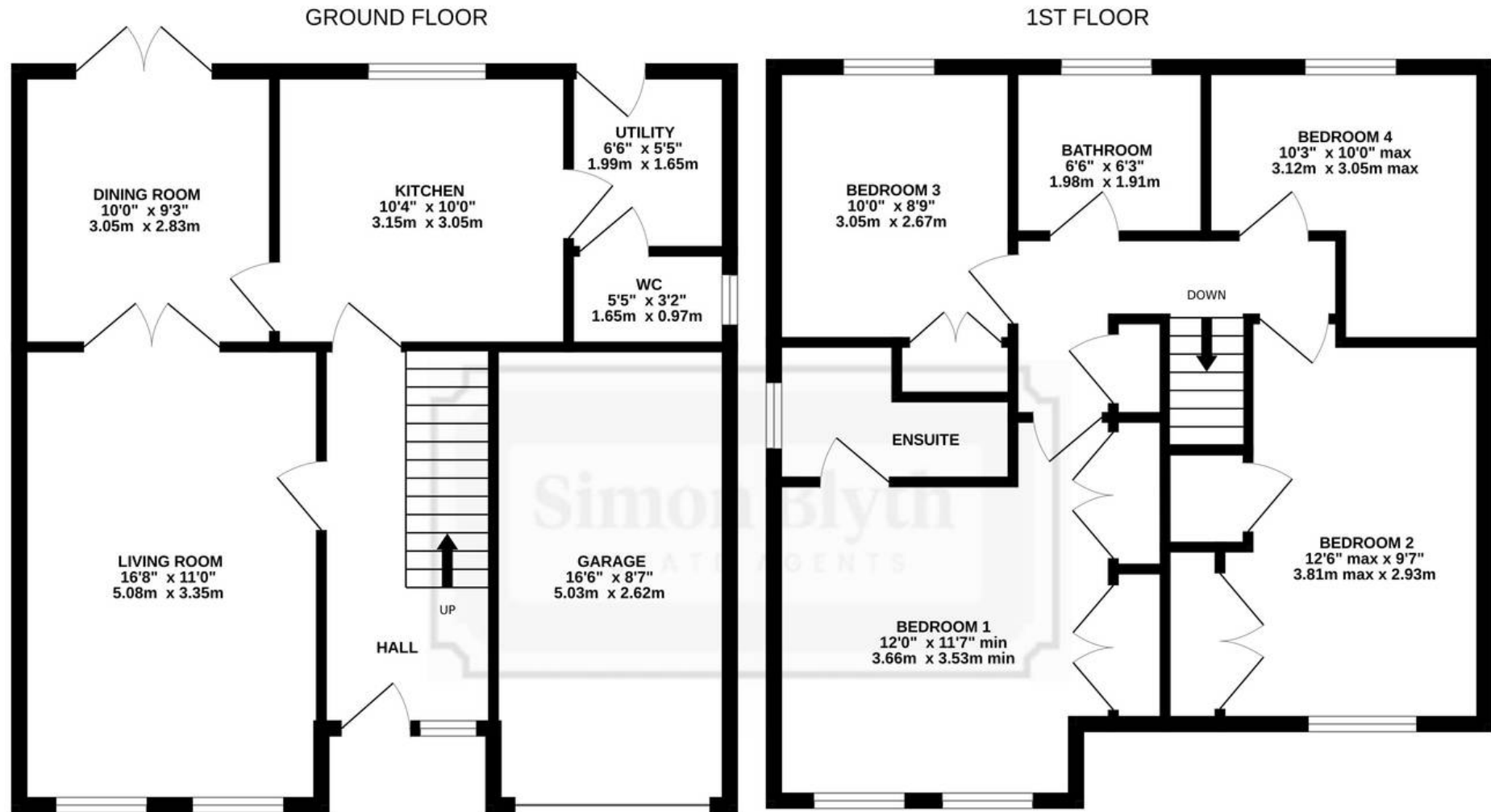




34 St. Thomas Gardens, Bradley
Huddersfield

Offers in Region of **£375,000**



ST THOMAS GARDENS

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34 St. Thomas Gardens

Bradley, Huddersfield

An attractively presented and tastefully appointed four bedroom detached family house, situated at the head of a small cul de sac within a popular and convenient location.

The property is well placed for local shopping including a farm shop, schools, M62 and with railway stations in neighbouring Brighouse and Mirfield.

The accommodation is served by a gas central heating system, pvcu double glazing and briefly comprises to the ground floor entrance hall, living room, separate dining room, fitted kitchen, utility room and downstairs WC. First floor landing leading to four bedrooms with master en suite and family bathroom. Externally a double width driveway provides off road parking and in turn gives access to a single garage. Gardens are laid out to both front and rear.



Ground Floor Entrance Hall

With composite frosted double glazed door, adjacent to the door there is a frosted pvcu double glazed window, all of which provides natural light. There is a ceiling light point, central heating radiator and to one side a spindled staircase rises to the first floor with useful storage cupboard beneath. From the hallway access can be gained to the following rooms..-

Living Room

16' 8" x 11' 0" (5.08m x 3.35m)

This comfortable and well proportioned reception room has two pvcu double glazed windows with louvered shutters looking out over the front garden, there are two ceiling light points, ceiling coving, two central heating radiators and as the main focal point of the room there is a feature fireplace with Italian stone surround, black marble inset and home to a coal effect gas fire resting on a black marble hearth. The living room can be accessed from either the hallway or from twin timber and glazed doors leading to the dining room.



Dining Room

10' 0" x 9' 3" (3.05m x 2.82m)

This has Pvcu double glazed French doors opening out onto a flagged patio in the rear garden. There is a ceiling light point, central heating radiator and laminate flooring. The dining room has twin timber and glazed doors giving access to the living room and a door to one side opening into the kitchen.

Kitchen

10' 0" x 10' 4" (3.05m x 3.15m)

With Pvcu double glazed window looking out over the rear garden, central heating radiator, tile effect laminate flooring which continues through into the utility room.

There are a range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splash backs, inset 1 1/2 bowl single drainer stainless steel sink with chrome mixer tap, four ring stainless steel gas hob with stainless steel extractor hood over and stainless steel electric fan assisted oven beneath, integrated dishwasher and space for fridge freezer. To one side a door opens into the utility room.

Utility Room

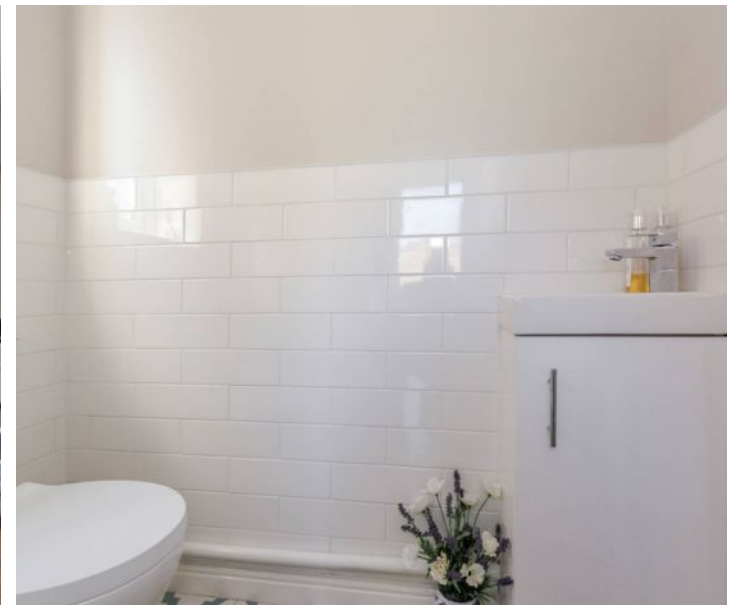
6' 6" x 5' 5" (1.98m x 1.65m)

With a composite panelled and frosted double glazed door giving access to the rear garden, ceiling light point, extractor fan, wall mounted ideal classic gas fired central heating boiler, base cupboard with contrasting overlying worktop with tiled splash back, inset single drainer stainless steel sink and under counter space for washing machine and tumble dryer. To one side a door gives access to a downstairs WC.

Downstairs WC

5' 5" x 3' 2" (1.65m x 0.97m)

With frosted pvcu double glazed window, ceiling light point, tiled walls to dado height, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap and low flush WC.





First Floor Landing

With two ceiling light points, loft access with insulated loft and light. The landing has a cylinder cupboard, central heating radiator and provides access to the following rooms..-

Bedroom One

12' 0" x 11' 7" (3.66m x 3.53m)

A double room which has two pvcu double glazed windows with louvered shutters. There is a central heating radiator, two recessed wardrobes accessed by twin timber panelled doors and a door giving access to an en suite shower room.

En Suite Shower Room

8' 8" x 4' 5" (2.64m x 1.35m)

With frosted pvcu double glazed window, ceiling light point, extractor fan, floor to ceiling tiled walls, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, flow flush WC and large tiled shower cubicle with glass door and Mira shower fitting.



Bedroom Two

12' 6" x 9' 7" (3.81m x 2.92m)

A double room situated adjacent to bedroom one and having a pvcu double glazed window, there is a ceiling light point, central heating radiator, recessed twin panelled door wardrobe and further useful storage cupboard over the bulkhead.

Bedroom Three

10' 0" x 8' 9" (3.05m x 2.67m)

A double room with a pvcu double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and twin panelled door recessed wardrobe.

Bedroom Four

10' 3" x 10' 0" (3.12m x 3.05m)

A smaller double room or large single with space for fitted furniture and having a pvcu double glazed window looking out over the rear garden together with a ceiling light point.

Bathroom

6' 6" x 6' 3" (1.98m x 1.91m)

With ceiling light point, frosted pvcu double glazed window, extractor fan, part tiled walls, chrome ladder style heated towel rail and fitted with a suite comprising panelled bath with glazed shower screen and a Mira electric shower fitting over, pedestal wash basin and low flush WC.





Garden

To the front of the property there is a lawned garden, together with covered entrance with wall light in quarry tiled floor giving access to the front door. To the left hand side of the property there is a flagged pathway with timber hand gate leading to the rear garden. To the rear there is an extensive flagged patio which spans the width of the property and beyond this there is a shaped lawned garden with planted trees, flowers and shrubs to the borders.

Garage

To the front of the property there is a double width tarmac driveway which provides off road parking and in turn leads to a single garage. Garage is 16'6" x 8'7" with up and over door, light and power.





ADDITIONAL DETAILS

- THE PROPERTY HAS PVCU DOUBLE GLAZING
- THE PROPERTY HAS A GAS CENTRAL HEATING SYSTEM

VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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