

MARSH & MARSH PROPERTIES

25 St Thomas Gardens, Bradley, Huddersfield, HD2 1SL

£299,950



Situated in a quiet and peaceful housing complex, in a sought-after position in Bradley, is this beautifully presented, three bedroomed, detached, family home. From the moment you arrive you will immediately appreciate the charm this property has to offer, enhanced by the well-tended front lawned garden, adorned with shrub and trees, that offers a fantastic kerb appeal. To the rear is a generous south-facing garden offering an ideal place to sit back and relax or for children and pets to play. At the front of the property there is tarmac driveway space for two cars with an integral garage located to the rear of the drive.

Internally the property is beautifully presented, in a neutral décor, that offers the opportunity for any prospective buyer to move in with little work required. The house has a natural flow that lends itself to modern family living. With a generous living room, central dining room that acts as the hub of the ground floor, well-appointed kitchen, light and bright conservatory, work from home office space, three bedrooms (one with en-suite and all with fitted wardrobes and cupboards) and a beautifully finished house bathroom. Just step inside and you will be impressed with everything on offer.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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The property is situated close to Huddersfield town centre with regular bus services and connections. Huddersfield also offers an excellent, and well connected, train station with ample services to the surrounding area. The M62 is a short 5 minute drive away providing quick connections to the major cities of Leeds, Manchester and Bradford. The property is also within the catchment areas of good primary and secondary schools.

Owing to the fantastic number of features on offer with this family home, including its sought after residential location, south-facing rear gardens and ample private parking, an appointment to view is essential in order to fully appreciate this property.

From the front of the property a wooden door opens into the

PORCH

A charming reception to the property that offers a barrier from the external to the internal. With a carpeted floor and uPVC double glazed window to the front elevation.

From the porch a wooden door opens into the

LIVING ROOM



A well-presented, light and bright living room that is bathed in natural light owing to the uPVC double glazed window to the front elevation. An electric fireplace, on a granite hearth and with wooden mantelpiece, offers an ideal central feature for the whole room. With a carpeted floor, single radiator, cornice to ceiling, central ceiling light fitting and a television access point.



From the living room a wooden door opens into the

DINING ROOM



A spacious room that offers ample space for a family dining table. The room functions as a central hub for the whole house providing access

to all ground floor rooms. The dining room has a carpeted floor, single radiator and central light fitting.



From the dining room an opening leads directly into the

KITCHEN



A well-presented and laid out kitchen that creates a highly functional workspace. The kitchen features laminated work surfaces to three walls, all with over or under counter cupboards and drawers. A door, to the side elevation, offers access into the rear garden. With an integrated hob, extractor hood, integrated oven, single radiator, fitted washing machine, splashback tiling, wood laminate floor, uPVC double glazed window

to the rear elevation, omni-directional ceiling spotlights, integrated fridge/freezer and a 1 ½ sink with stainless steel mixer tap.

From the dining room sliding uPVC double glazed doors provide access into the

CONSERVATORY



A fantastic addition to the property, this light and bright space is ideal to sit back and enjoy the views over the south-facing rear garden. The conservatory can accommodate a three piece suite along with additional furniture. With a wood laminate floor, central light fitting (that is a combined light and fan), uPVC double glazed windows to all sides, uPVC double glazed French doors that offer access into the rear garden, numerous electric points and an electric radiator.

From the dining room a wooden door opens into the

OFFICE

An ideal addition to the property that is perfect for a work from home office space, play room or additional storage area. With a carpeted floor, single radiator, power outlets and ceiling inset spotlights.



From the dining room a carpeted staircase leads up to the

LANDING

With a carpeted floor, central light fitting and loft access hatch (benefitting from an aluminium loft ladder that provides access to the centrally boarded loft storage space).

From the landing a wooden door opens into

BEDROOM 1



A large master bedroom that offers ample space for a double bed. The room has plenty of fitted wardrobes offering ample storage space, in addition to a fitted dressing table to one side of

the room with fitted drawers. With a carpeted floor, two uPVC double glazed windows, single radiator and central light fitting.



From the master bedroom a wooden door opens into the

EN-SUITE



A well-laid out en-suite shower room that features an alcove inset electric shower, tiled splashbacks, double radiator, low flush toilet, pedestal washbasin, tiled floors, central light fitting, frosted uPVC double glazed window to the side elevation and an extractor fan.

From the landing wooden doors open into

BEDROOM 2



A spacious second bedroom that also benefits from fitted wardrobes, drawers and a dressing table. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the rear elevation.



guard, airing cupboard, low-flush toilet, pedestal washbasin, tiled splashbacks, tiled floor, frosted uPVC double glazed window to the rear elevation, single radiator, central light fitting and extractor fan.



BEDROOM 3



Another good sized bedroom that also benefits from a set of fitted wardrobes offering ample storage space. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.

BATHROOM

A well-presented house bathroom that features a panel bath, over bath electric shower, glass splash

GARDENS



To the front of the property is a beautifully maintained lawned garden that offers a charming frontage as you arrive at the property, certainly enhancing the kerb appeal. The front garden borders the front driveway.



To the rear of the property, from the edge of the building, is a decked patio, ideal to sit out and have a barbeque. From the edge of the decking

and conservatory is a large lawned garden, fully enclosed by wooden fence and hedge, therefore, creating the ideal place for children and pets to play.



PARKING & GARAGE



To the front of the property there are two tarmac driveway parking spaces.

To the rear of one of the driveways there is an integral single garage, offered with power outlets and lighting, an ideal storage area or workshop.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: [///club.exchanges.loops](#)

Google Plus Code: M7J3+F6H Huddersfield

For sat nav users the postcode is: HD2 1SL

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part of any contract or warranty.

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