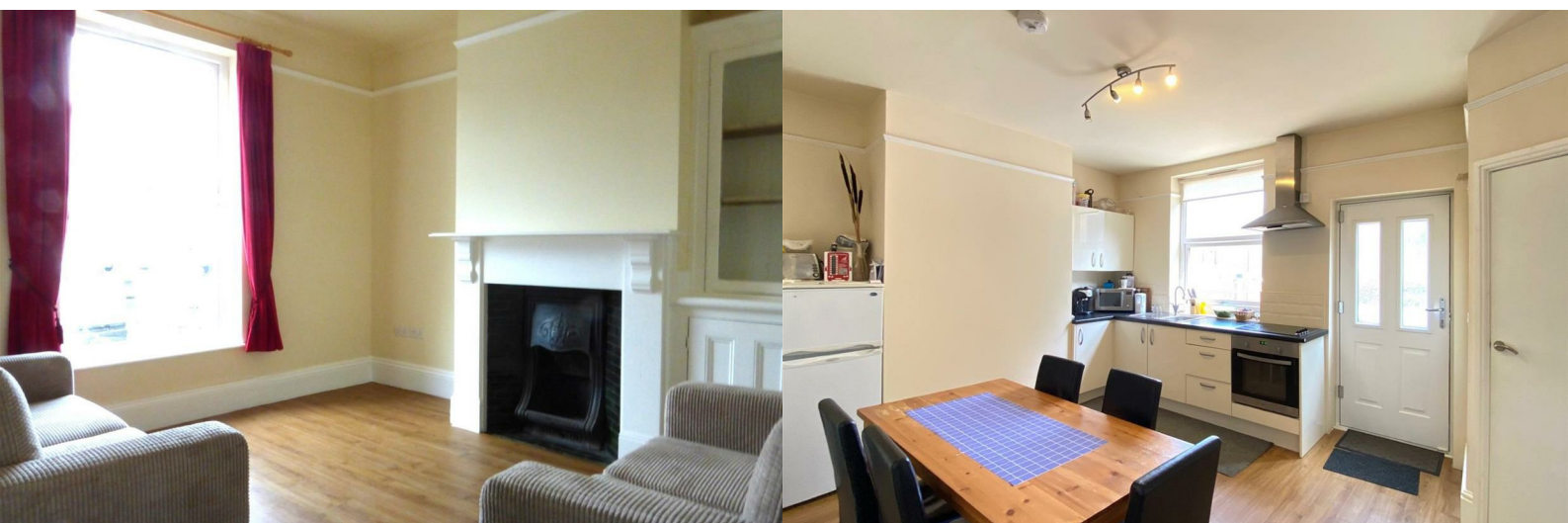




246 Leeds Road

Bradley Mills, Huddersfield, HD1 6PA

£129,950



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This large end terraced 3 bedroom property requires an internal inspection to fully appreciate the quality of accommodation available. Having been well maintained and presented to a high standard, the property offers a generous lounge with a separate fully fitted kitchen and downstairs toilet, to the first floor there is a good sized shower room with walk in shower and modern suite along with 3 good sized bedrooms. To the rear there are parking spaces for two cars and to the front a low maintenance garden.

Conveniently situated for local amenities and handy for Huddersfield town centre with it's array of shops, bars, restaurants and also railway station, ideal for those needing to commute. Access to the M62 motorway network is also a short distance away. **MUST BE VIEWED!**

Entrance

An entrance hallway with decorative period features providing access to the living room, kitchen and first floor accommodation.

Living Room

Overlooking the front of the property the well sized living space has a wall mounted radiator, laminate flooring and a feature fireplace.

Kitchen

A large kitchen diner with white base and wall units, stainless steel sink, oven and hob. There is ample work surface and storage space and access to a downstairs W/C

Downstairs W/C

With sink and W/C accessed from the kitchen diner.

Cellar

Ideal storage space.

Bedroom One

A double bedroom overlooking the front of the property with a decorative feature fireplace.

Bedroom Two

Overlooking the rear of the property, bedroom two is a well sized double bedroom with a period feature fireplace.

Bedroom Three

A third double bedroom to the front of the home.

Shower Room

A tastefully tiled shower room with an oversized walk in shower, sink, W/c and storage space.

External

To the front of the home is a low maintenance gravel garden space with a footpath providing access from the main road. At the rear is a tarmacked driveway providing off road parking space for multiple vehicles.

Freehold

The property is Freehold

Directions

For Satnav please use the postcode HD1 6PA

Viewings

Viewings are strictly by appointment only. Please contact SW 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.

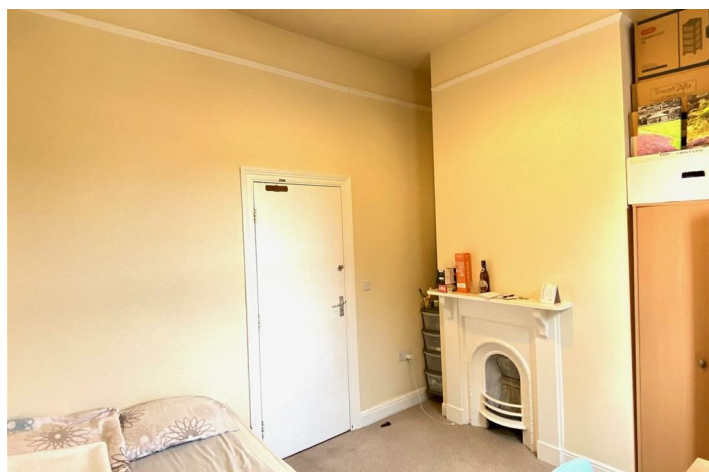
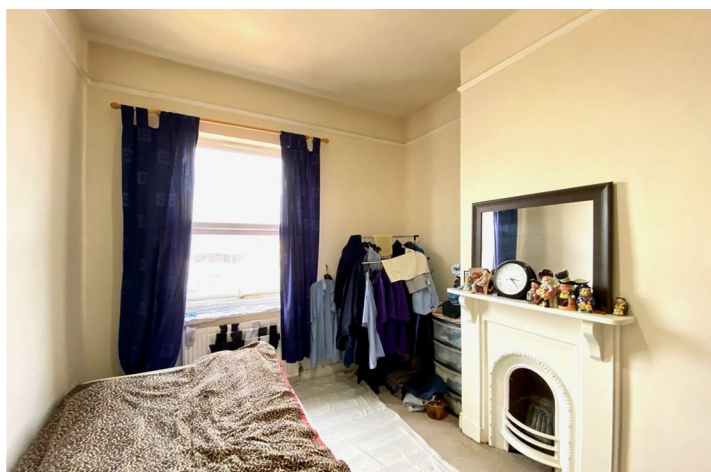
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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

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Road Map



Hybrid Map



Terrain Map



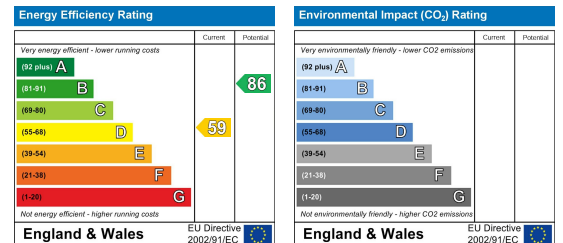
Floor Plan



Viewing

Please contact us on 01422 415776 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.