



320 Bradley Road, Bradley, Huddersfield, HD2 1PZ

Asking Price £375,000

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Providing landscaped gardens to both the front and rear, this 3 bedroom detached, bungalow has been extended from its original form and now offers in excess of 1,450sqft of accommodation. Providing well proportioned accommodation which is ready to move into, the property would appeal to those looking towards retirement or young family alike, with access to local amenities, schooling and the M62 nearby.

The layout has been reconfigured by the current vendors, to now provide 2 en suite bedrooms, a statement open plan living/dining kitchen, separate lounge, utility room, third bedroom and bathroom. Externally the property has a driveway which provides off road parking, a single garage and well proportioned garden areas to both front and rear.

Fitted with a mixture of triple and double glazed units, together with gas fired central heating and a CCTV/security alarm system. The property is beautifully presented throughout and requires an early internal viewing to appreciate the position, space and external areas.

Situated in the popular area of Bradley, which has good access to Huddersfield, Brighouse and Mirfield, together with the major trading centres accessed via the M62 motorway network.

Energy Rating: C





GROUND FLOOR:

Enter the property via a uPVC double glazed external door into:-

Entrance Hall

With a central heating radiator and useful storage cupboard.

Lounge

14'10" max x 14'0" max (4.52m max x 4.27m max)

An airy reception room which has a triple glazed, uPVC window to the front elevation. There is also a central heating radiator, ceiling coving and decorative alcoves linked to the chimney breast.

Master Bedroom

11'11" x 11'11" (3.63m x 3.63m)

Fitted with a triple glazed, uPVC window to the front elevation, a central heating radiator and access to a walk-in wardrobe and en suite.

Walk-in Wardrobe

4'11" x 4'5" (1.50m x 1.35m)

Fitted with shelving, drawer and hanging space There is also access to a further storage area which houses the boiler, consumer unit and water meter.

En Suite Wet Room

Furnished with a 3 piece suite comprising of a concealed flush WC, vanity sink with cupboard beneath and walk-in shower area. There are fully tiled walls, a uPVC double glazed window to the side elevation, heated towel rail and extractor fan.

Bedroom 2

11'11" max x 9'11" (3.63m max x 3.02m)

Enjoying a beautiful aspect overlooking the well manicured rear garden via a triple glazed, uPVC window. There are built-in wardrobes with sliding doors, which provide shelving, drawer and hanging space, together with a central heating radiator. There is also a loft access point and access to the en suite.

En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and corner shower cubicle with rainwater head and hand shower attachment. There is a uPVC double glazed window to the side elevation, heated towel rail, extractor fan and full tiling to the walls.

House Bathroom

A 3 piece suite comprising of a low flush WC, pedestal wash basin and panelled bath with overhead shower. There is a uPVC double glazed window to the rear elevation, fully tiled walls, extractor fan and a heated towel rail.

Inner Hallway

With a range of built-in cupboards with hanging and shelving space.

Bedroom 3

9'9" x 10'5" (2.97m x 3.18m)

A good sized double bedroom, with a central heating radiator, Velux window and sun tunnel.

Living/Dining Kitchen

23'10" x 20'1" (7.26m x 6.12m)

Created via a single storey extension, this superb open plan reception space enjoys plenty of natural light through 2 large picture windows and French doors to the living area, together with 3 Velux windows to the kitchen area. The kitchen comprises a range of solid oak, shaker style drawer and base units, with laminate work surfaces, matching upstands and a 1.5 bowl sink with side drainer and monobloc mixer tap. There are 2 electric ovens. a 4 ring induction hob, overhead extractor fan, integrated dishwasher, and breakfast bar/central island with space for an undercounter fridge and freezer. The main focal point of the living area, is the multi fuel stove which is set on a complementary hearth. There is also a central heating radiator, contemporary vertical radiator and stable style door giving access to the rear.

Utility

8'7" x 6'4" (2.62m x 1.93m)

Fitted with base units, laminate work surfaces and tiled splashbacks. There is an inset stainless steel sink unit with side drainer, plumbing for a washing machine, uPVC double glazed window to the side elevation and Velux window. There is also a gas water heater which services the utility and kitchen sinks.

Garage

18'1" x 9'5" (5.51m x 2.87m)

With an up and over door, 2 timber single glazed windows to the side elevation and access internally via the utility room.

LOFT:

Being part-boarded and providing useful storage.

OUTSIDE:

To the front of the property a driveway provides off road parking and access to the garage. The front gardens are well maintained with lawn, rockery garden and Laurel hedging.

To the rear of the property there is a beautifully landscaped garden with a mixture of paved seating areas, quaint stepping stone pathways and mature flowerbed borders with pebble in-fills. Tree boundaries, together with archway and trellising within the garden, provide a good degree of privacy. There are also 2 garden sheds and a greenhouse.

PLEASE NOTE:

There are plans in place for residential development on the golf course to the rear, these works have not yet been carried out. However, we would advise all prospective buyers to make their own enquiries with Kirklees planning department and the online Kirklees planning portal.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Bradford Road (A641) passing through Hillhouse and Fartown. Continue straight ahead at the roundabout, passing Asda on the right hand side and at the next roundabout, take the third exit into Bradley Road (A6107) and continue for approximately 1.5 miles. After passing the entrance to Bradley golf course, the property will be found on the left hand side of the road.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81



Approximate total area⁽¹⁾
 1555.94 ft²
 144.55 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY