



140 Bradley Road, Bradley, Huddersfield, HD2 1QY  
£345,000

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This detached bungalow is set back from the roadside and enjoys a private, larger than average plot ideal for a keen gardener and those requiring single storey living or alternatively a growing family. Offering extremely deceptive accommodation with 3 reception rooms, breakfast kitchen, utility, cloakroom/WC, bathroom, 3 bedrooms (2 doubles 1 single) and en-suite to the master bedroom. Having a shared driveway which provides ample off road parking for approximately 4 vehicles along with a single integral garage and conveniently located for amenities, schools and M62 motorway access. Although in need of refurbishment, this property presents a fantastic opportunity to create a bespoke living space tailored to your own taste and preferences.

Energy Rating: D



## GROUND FLOOR:

Enter the property via a timber external door.

### Entrance Vestibule

With a central heating radiator and doors into:-

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and vanity sink unit. There are part tiled walls and a central heating radiator.

### Lounge

18'11" x 12'8" (5.49m'3.35m x 3.66m'2.44m)

The spacious lounge has a stone fireplace, wall light points, a central heating radiator and large sealed unit double glazed window to the front elevation. The lounge is open plan to the dining room.

### Dining Room

20'7" x 12'9" max 8'4" min (6.10m'2.13m x 3.66m'2.74m max 2.44m'1.22m min)

Another large reception room with ample space for a dining table and study area if required. This room has sliding patio doors to the conservatory and a central heating radiator.

### Conservatory

8'10" x 8'3" (2.44m'3.05m x 2.44m'0.91m)

Being of uPVC in construction. With a central heating radiator and side glazed door giving access to the garden.

### Kitchen

12'4" x 10'11" (3.66m'1.22m x 3.05m'3.35m)

The kitchen has an extensive range of wall and base units with working surfaces over which also incorporate a breakfast bar. Integrated appliances include a fridge, oven and gas hob with extractor hood over. Please note the integrated dishwasher and freezer require replacement as no longer in working order. The kitchen has tiled flooring, a sink unit with side drainer and sealed unit double glazed windows to both side and rear elevations.

### Utility/Side Entrance

8'3" x 6'7" (2.44m'0.91m x 1.83m'2.13m)

This room has additional storage cupboards and sink unit, space and plumbing for a washing machine, tiled flooring, a central heating radiator, external access door to the side and an access door to the integral garage.

### Inner Hallway

Having fitted storage cupboards and access to the loft space which we are informed is boarded for storage and has standing room in the centre.

### Bedroom 1

10'1" x 10'8" excluding wardrobes (3.05m'0.30m x 3.05m'2.44m excluding wardrobes)

Having a range of fitted wardrobes with matching twin bedside drawers and display shelving above, over bed storage cupboards and matching dressing table with drawers. This room has a central heating radiator and a sealed unit double glazed window.

### En suite Shower Room

Having a shower enclosure (not in working order) and coloured suite comprising WC and vanity wash basin. Also having a central heating radiator, part tiled walls and a built in airing cupboard which houses the water cylinder.

### Bedroom 2

11'4" x 10'1" (3.35m'1.22m x 3.05m'0.30m)

Situated to the rear and having a central heating radiator and a sealed unit double glazed window.



### Bedroom 3

9'5" x 6'2" (2.74m'1.52m x 1.83m'0.61m)

This comfortable single room also has a central heating radiator and sealed unit double glazed window.

### Bathroom

Furnished with a 4 piece suite comprising bath, separate corner shower, low flush WC and pedestal wash hand basin. There are also part tiled walls and a sealed unit double glazed window.

### OUTSIDE:

The property is set back from the roadside, with a lawned garden with hedgerow boundary. A shared blocked paved driveway provides off road parking for approximately 4 vehicles and leads to an integral single garage. A path down either side of the property leads to the rear garden is a particular feature of the bungalow, providing a good degree of privacy, having stone steps up to the raised lawn with planted mature borders. There is a blocked paved seating area, greenhouse and garden stores.

### Garage

18'2" x 8'4" (5.54m x 2.54m)

The garage has an electric door, internal power/lighting, side window and side personal door. It also houses the Worcester Bosch central heating boiler.

### 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). The property can be found on the left hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

D

### 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.

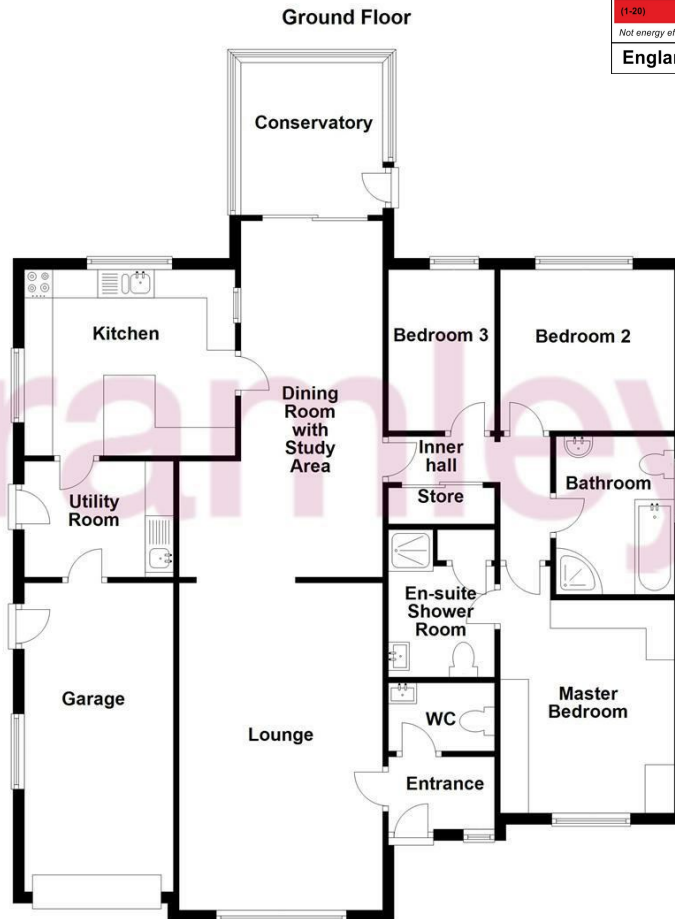
### ONLINE CONVEYANCING SERVICES:

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		78
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**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



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