



1 Leyland Croft, Bradley, Huddersfield, HD2 1RT
£115,000

bramleys

This 2 bedroom semi-detached property offers the discerning buyer a chance to put their own stamp on the property. Currently providing uPVC double glazing and gas fired central heating, the property does require a programme of modernisation and improvement works which have been reflected within the asking price.

Externally off road parking is provided by a driveway to the front, together with good sized gardens to both the front and rear.

Located in Bradley, the property would ideally suit the investor or first time buyer alike and has good access links to Huddersfield town centre, M62 motorway network and amenities nearby.

An internal viewing is strongly recommended to appreciate the potential on offer.

Energy Rating: D



GROUND FLOOR:

Enter through an external door into:-

Entrance Hall

With staircase rising to the first floor and door into the lounge.

Lounge/Dining Area

18'3" x 12'7" (5.56m x 3.84m)

This well proportioned reception room has a central heating radiator, uPVC double glazed window, picture rail decor, wood effect laminate flooring and a fireplace with inset coal effect gas fire.

Kitchen

11'4" x 7'7" (3.45m x 2.31m)

Fitted with a range of wall and base units with laminated work surfaces. There is a uPVC double glazed window, 4 ring electric hob, inset sink with side drainer and mixer tap, central heating radiator, space for a washing machine and external door giving access to the side elevation. A further door gives access to a useful under stairs storage cupboard.



FIRST FLOOR:

Landing

Bedroom 1

15'10" x 9'10" (4.83m x 3.00m)

Fitted with a central heating radiator and uPVC double glazed window.

Bedroom 2

11'11" x 8'1" (3.63m x 2.46m)

Fitted with a central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite incorporating a low flush WC, pedestal wash hand basin and panelled bath. There are part tiled walls and a uPVC double glazed window.

OUTSIDE:

To the front of the property there is a driveway which provides off road parking, together with



a lawned garden. To the rear there is an outbuilding, further lawned garden with pathways and is enclosed by timber fencing.

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 on the A641 Bradford Road and travel all the way to the roundabout at Bradley Bar and take a right hand turning onto the A6107 Bradley Road. Continue along passing Bradley and Pennine Business Parks on the right hand side and Bradley Park Golf Course on the left before taking a right hand turning onto Alandale Road. Take the first left hand turning onto Lower Grange, right into Wilton Avenue and then left into Leyland Croft, where the property will be identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

A

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.

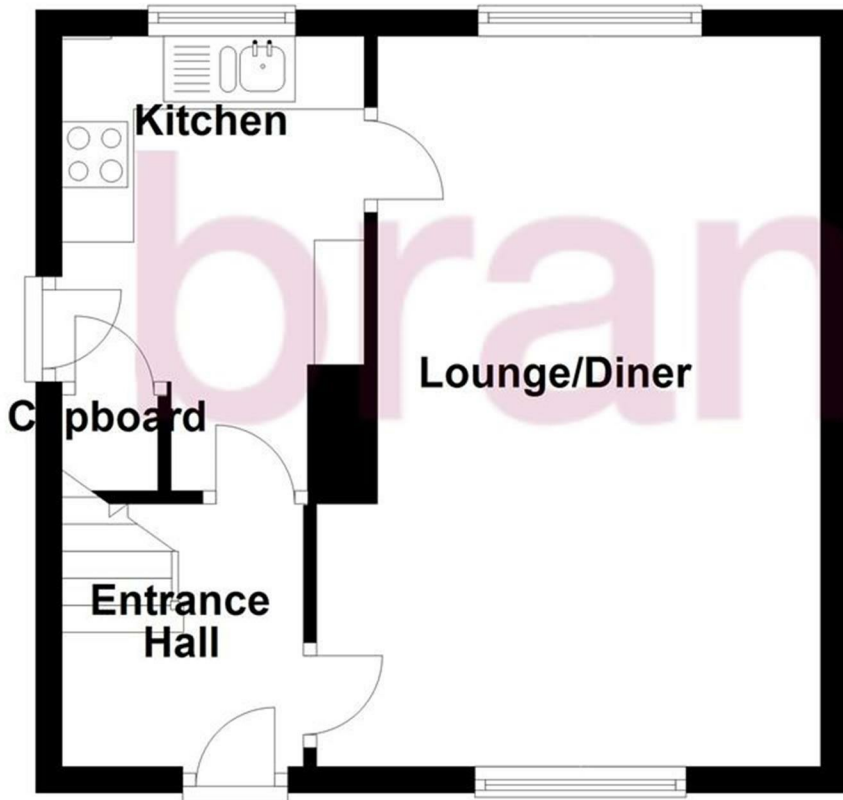
VIEWINGS:

Please call our office to book a viewing on 01484 530361.

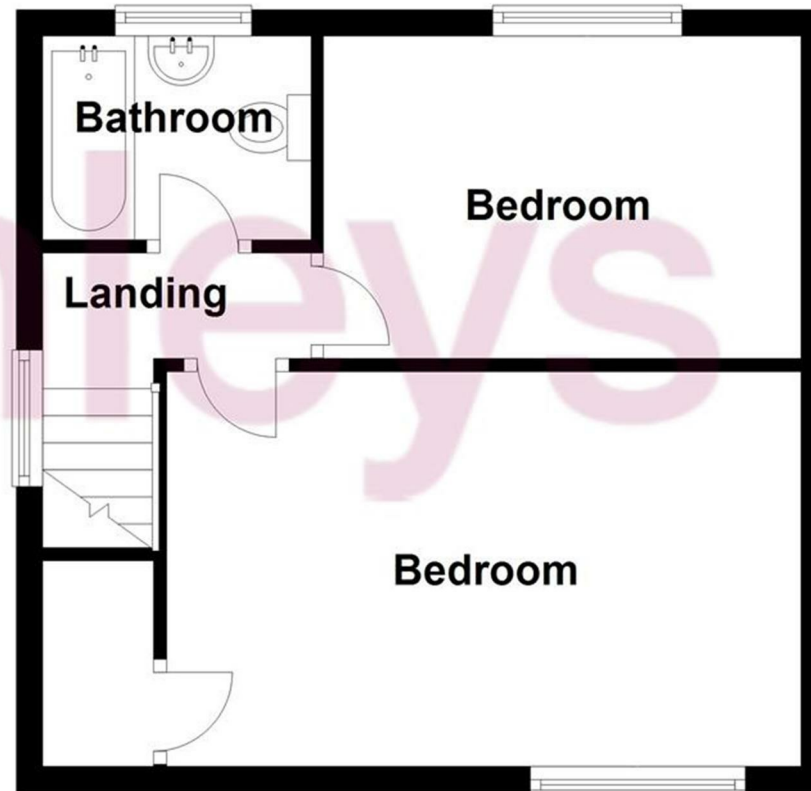




Ground Floor



First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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