



13 Rockwood Close, Bradley, Huddersfield, HD2 1RZ
£150,000

bramleys





This 3 bedroomed inner townhouse is situated on a residential cul-de-sac in the popular area of Bradley. The property is located approximately 2.5 miles from the town centre and equidistant to J24 and J25 of the M62 motorway network thus making the major trading centres of West Yorkshire and East Lancashire readily accessible. Benefitting from gas fired central heating, uPVC double glazing and modern fitted high gloss kitchen with a wealth of integrated appliances, the property also has the benefit of gardens to the front and rear alongside a concrete parking apron. Accommodation comprises:- Spacious breakfast kitchen, living room, 3 first floor bedrooms and shower room. The property would make an ideal purchase for those with a young and growing family.

Energy Rating: D



GROUND FLOOR:

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

Entrance Porch

Where there is quarry tiled flooring and a uPVC double glazed access door leading to:-

Entrance Hall

Which has a central heating radiator.

Lounge

13'3" x 12'8" (4.04m x 3.86m)

Having uPVC double glazed square bay window to the front, a central heating radiator, 2 wall light points and ceiling coving.

Dining Kitchen

19'0" x 10'7" (5.79m x 3.23m)

Being part tiled to the walls and fitted with a range of matching modern high gloss floor and wall units with laminated working surfaces and an inset stainless steel sink unit with mixer taps and side drainer. Integral appliances include a fridge, freezer, washing machine, 4 ring gas hob with overhead extractor fan and light and split level oven and grill. There is also a central heating radiator, built-in under stair store cupboard and a uPVC double glazed window alongside a set of French doors leading directly to the rear garden.

FIRST FLOOR:

Landing

There is a built-in linen cupboard.

Bedroom 1

10'5" x 13'9" max (3.18m x 4.19m max)

Situated to the front of the property and being fitted with a central heating radiator and a uPVC double glazed window showcasing views across the adjacent woodland.

Bedroom 2

12'10" x 9'9" max (3.91m x 2.97m max)

Peacefully situated to the rear of the property and having a central heating radiator, uPVC double glazed window and built-in cloaks cupboard.

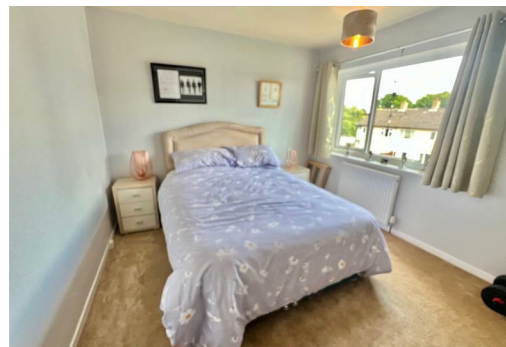
Bedroom 3

8'8" x 8'2" (2.64m x 2.49m)

Fitted with full-width sliding mirrored wardrobes with hanging and shelving facilities, a central heating radiator and uPVC double glazed window to the front providing a wooded aspect.

Shower Room

Furnished with a 3 piece suite comprising low flush toilet, vanity wash basin with drawer units beneath and a fully tiled double width shower cubicle. There is also a central heating radiator and uPVC double glazed window.



OUTSIDE:

There are gardens to both the front and rear. To the front, there is a low maintenance Mediterranean style garden with adjacent seating area. To the rear, there is a raised decked seating area, adjacent flagged area, garden shed and concrete parking apron.

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 Oxford Street (A641) which then becomes Bradford Road. Stay on Bradford Road and heading straight ahead at the roundabout next to Asda heading towards Bradley Bar Roundabout. At the roundabout, take the third exit onto Bradley Road (A6107) and after approximately 1 mile, take the right hand turn onto Alandale Road and then another right turn onto Woodville Place before taking a left onto Rockwood Close where the property can be found on the left hand side of the road identified by the 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.

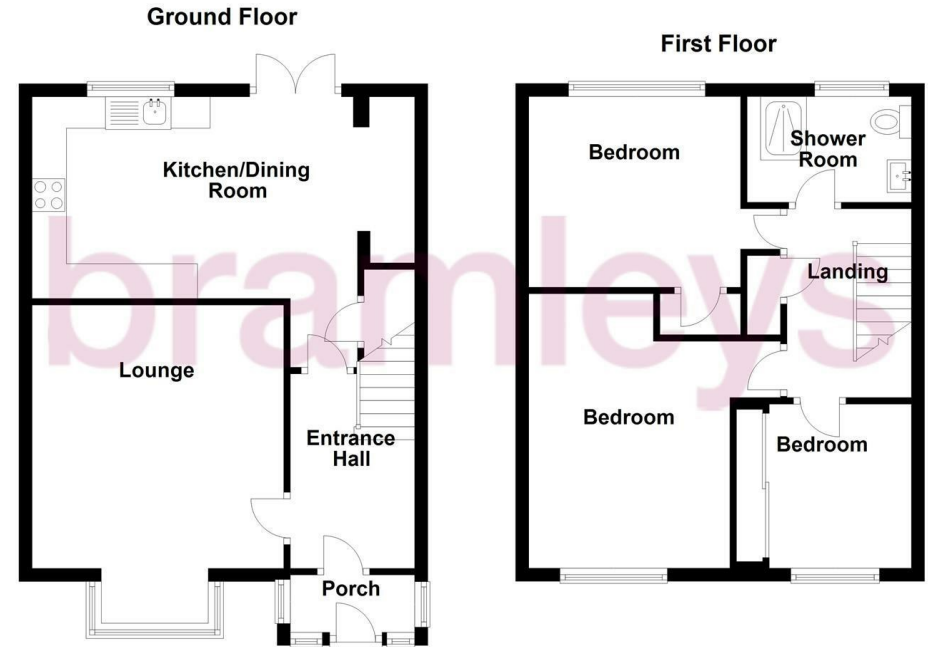
ONLINE CONVEYANCING SERVICES:

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:-

Huddersfield Properties: 01484 530361

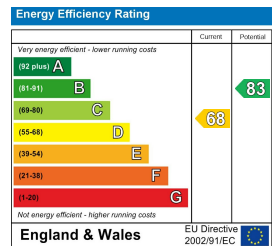


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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