



143 Bradley Road, Bradley, Huddersfield, HD2 1QF

£245,000

bramleys

This 2 bedroom, brick built semi-detached true bungalow is situated in this popular residential locality. The property has a most useful, first floor attic room which is accessed via a retractable ladder and does provide superb potential to create a dormer extension (subject to local authority consent).

Having gas fired central heating and uPVC double glazing, the property would make an ideal purchase for those looking towards retirement and is handily situated, equidistant to J.24 & J.25 of the M62.

Externally the property has a driveway and low maintenance front garden, together with a south facing, low maintenance garden to the rear which enjoys superb views across adjacent countryside.

Only by a personal inspection can one truly appreciate the size and position of this outstanding bungalow.

Energy Rating: D



GROUND FLOOR:

Enter the property through a uPVC double glazed front door.

Entrance Porch

A further timber and glazed access door leads into the property.

Entrance Hall

With a central heating radiator and loft access via a retractable ladder.

Lounge

14'0" x 12'0" (4.27m x 3.66m)

Situated to the front of the property, having a central heating radiator, uPVC double glazed window, 2 wall light points, ceiling coving and a fitted gas fire with tiled surround.

Dining Kitchen

10'0" x 12'2" (3.05m x 3.71m)

Peacefully situated to the rear of the property, having a superb south facing aspect with views towards Castle Hill. There are a range of matching wall and base units with laminated work surfaces and part tiled walls, a 4 ring gas hob with built-in oven and overhead extractor fan and light, inset stainless steel sink unit with mixer taps and side drainer and plumbing for a washing machine. The kitchen also has a central heating radiator, uPVC double glazed window and a side access door.

Bedroom

11'4" x 10'5" (3.45m x 3.18m)

Situated to the front of the property, having a central heating radiator, uPVC double glazed window and built-in double wardrobes.

Bedroom

11'5" x 10'5" (3.48m x 3.18m)

Situated to the rear of the property, having a central heating radiator and uPVC double glazed window which provides superb far reaching views.

Bathroom

Being fully tiled to the walls and fitted with a 3 piece suite comprising of a low flush WC, pedestal wash basin and a Whirlpool bath with chrome mixer taps and retractable shower hose, rainwater shower head and shower screen. The bathroom is also fitted with a central heating radiator.

LOFT:

22'4" x 10'1" (6.81m x 3.07m)

A most useful additional space, the loft is fully boarded and plastered, with a central heating radiator, 2 Velux windows and eaves storage to both front and rear.

Please note, there is partial restricted roof height.



OUTSIDE:

To the front of the property, there is a low maintenance garden with block paved side driveway which leads to a detached single garage. To the rear there are low maintenance gardens with a block paved seating area and additional flagged gardens. The gardens adjoin open playing fields, with superb far reaching south facing views towards Castle Hill.

Garage

With up and over door, a uPVC double glazed window and a private side access door.

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 clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

C

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.

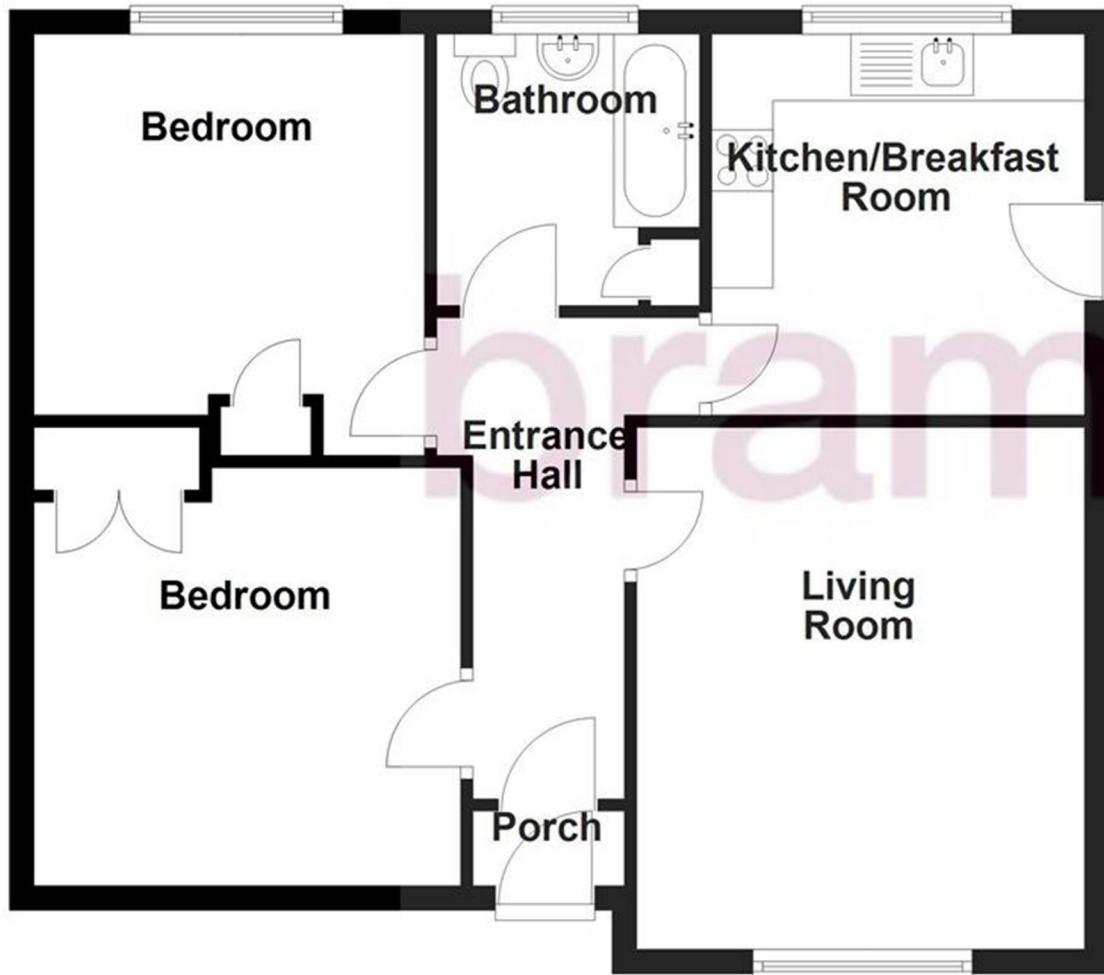
VIEWINGS:

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

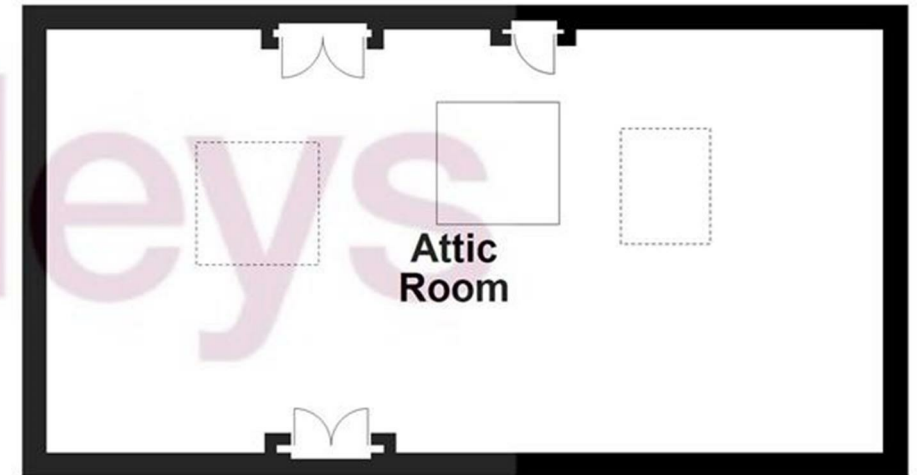




Ground Floor



First Floor



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C		64
(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

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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