



11 Sherwood Avenue, Bradley, Huddersfield, HD2 1RF

£169,950

bramleys



This 3 bedroom semi detached family home enjoys a larger than average corner plot with gardens to three sides, together with a garage and driveway providing off road parking for two vehicles.

Being ideally situated for St Thomas Primary school, local amenities, public transport links and convenient access for the M62 motorway network. The property would make an ideal purchase for a young family or first time buyer, with accommodation briefly comprising:- entrance hall, lounge, kitchen, dining room, side entrance, utility/WC. At first floor there are 3 bedrooms and a three piece bathroom.

Energy Rating: C



## GROUND FLOOR:

### Entrance Hall

A uPVC entrance door gives access to the entrance hall which has a staircase rising to the first floor with under stair storage and a central heating radiator.

### Kitchen

9'11 x 9'7 (3.02m x 2.92m)

The kitchen has a range of wall and base units working surfaces over, gas hob with extractor hood, integrated oven, dishwasher and stainless steel sink unit. There is breakfast bar, a central heating radiator and uPVC double glazed window to the rear.

### Side Entrance

Having an access door to the front and door to the rear which leads into the rear garden.

### Utility Room/WC

6'4 x 5'11 (1.93m x 1.80m)

This useful utility space has plumbing for a washing machine and dryer, additional sink, external entrance door and a uPVC double glazed window.

### Dining Room

10'0 x 8'11 (3.05m x 2.72m)

Having laminate flooring, a central heating radiator, fitted desk and store cupboard and uPVC French doors lead out to the rear garden.

### Lounge

12'7 x 10'4 plus bay (3.84m x 3.15m plus bay)

The lounge is situated to the front and has a uPVC double glazed bay window, a wall mounted pebble effect fire and a central heating radiator.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window to the side and access to the loft.

### Bedroom 1

12'x 8'6 (3.66m x 2.59m)

This double room has a central heating radiator and uPVC double glazed window to the rear.

### Bedroom 2

9'9 x 7'8 (2.97m x 2.34m)

Another double room with a central heating radiator and uPVC double glazed window to the front.

### Bedroom 3

7'9 x 7'5 (2.36m x 2.26m)

This comfortable single room has a central heating radiator, built in cupboard which houses the central heating boiler and a uPVC double glazed window to the front.





## Bathroom

The bathroom has tiling to the walls and a three piece suite comprising bath with shower over and screen, wc, pedestal hand wash basin, a central heating radiator and a uPVC double glazed window.

## OUTSIDE:

The property enjoys well maintained gardens to front, side and rear with the front being lawned with planted flowerbeds, perimeter hedging and fencing. The rear is enclosed and private with lawned sections and flagged area, ideal for pets and young children to play safely. There is a single garage to the side and a driveway providing off road parking for 2 vehicles.

## 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 the traffic lights at Hillhouse and Fartown. Continue along this road passing Asda supermarket and continue to Bradley Bar roundabout. Take the third exit onto Bradley Road and continue passing Hickorys smokehouse on the right hand side. Turn right onto Alandale Road and continue towards the end of this road, turn left onto Sherwood Avenue where the property can be found past the school on the right hand side.

## TENURE:

Freehold

## COUNCIL TAX BAND:

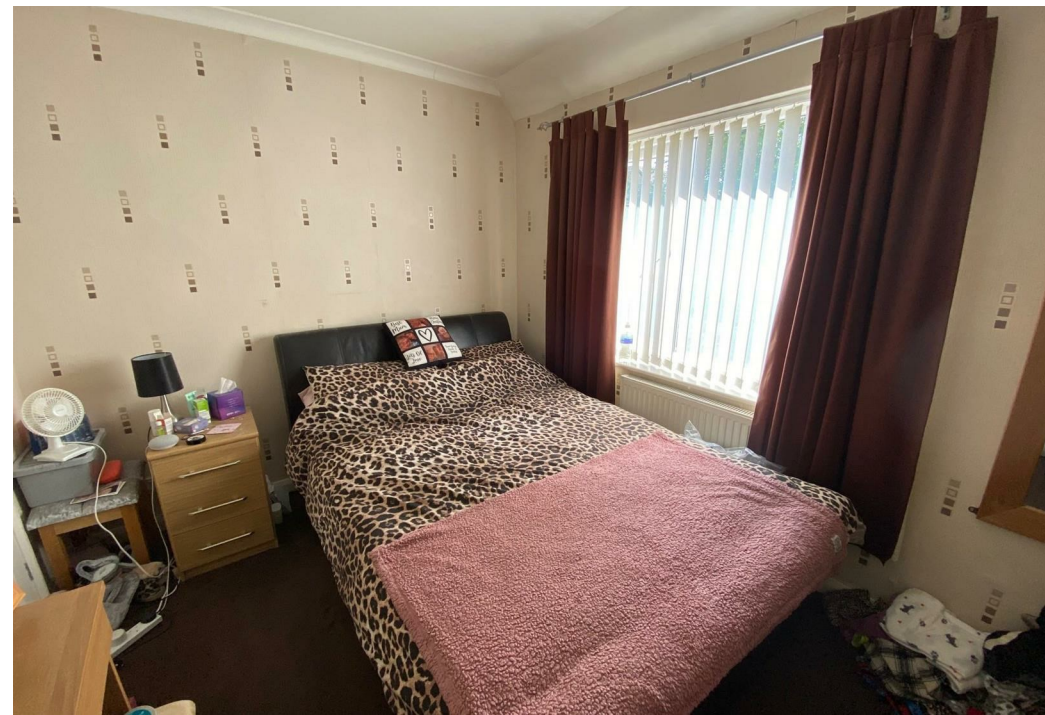
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## MORTGAGES:

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:

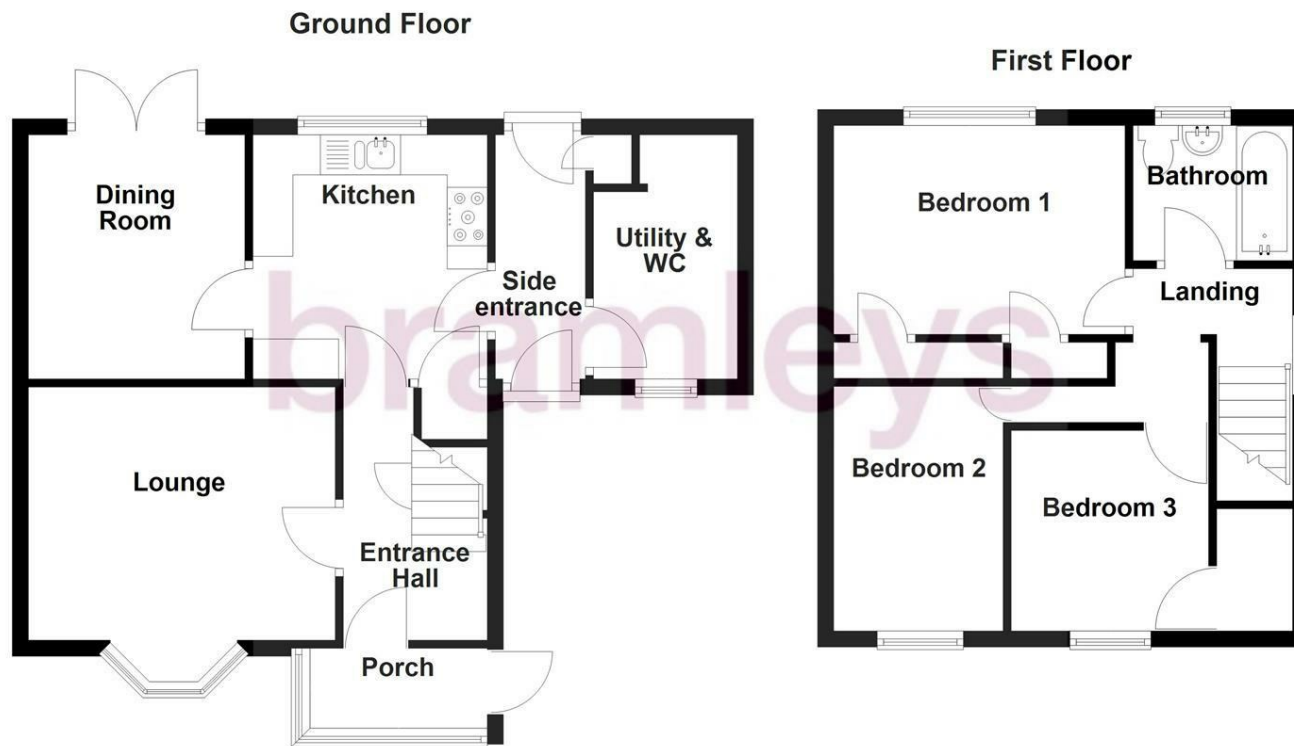
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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