



## 6 Bradley Meadows, Huddersfield, HD2 1DS

£425,000

- Integrated Appliances
- American Fridge-Freezer
- Open Plan Dining Space
- Five Double Bedrooms
- Three En-suites
- Car Charging Point
- Ethernet Wired in
- Underfloor Heating Throughout Ground Floor
- Outside Tap

## 6 Bradley Meadows, Huddersfield HD2 1DS

This spacious, newly built semi-detached family home in Bradley, Huddersfield is still under construction approximately 2242 Sqft. West Yorkshire offers ample living space and comfort. Boasting five double rooms, it provides plenty of room for a growing family or guests. The generous living accommodation ensures everyone has their own space to relax and unwind. Situated conveniently close to excellent schools, it's perfect for families with children. Additionally, its proximity to Huddersfield and Brighouse makes commuting or accessing amenities a breeze, offering the ideal balance of suburban tranquility and urban convenience. Please note that kitchen choices are available for early reservations. The images used in this advert are taken of the Show House and will be a true likeness of plot 7.



### Entrance Hall

Anthracite grey composite front door stairs leading to the first floor brushed chrome electric sockets and light switches. Under stairs storage cupboard with power socket and lighting. Doors to the utility, kitchen, dining and living room.

### Utility Room

Floor-mounted storage units with space for a washing machine and tumble dryer. Work surfaces with a stainless steel sink. UPVC window to the side, door leading into the garage. Brush chrome sockets.

### Open Plan Kitchen & Dining Room

A stylish space with a range of floor and wall-mounted high gloss units and drawers. American-style fridge freezer and a four-ring induction hob with splashback and stainless steel extractor fan above. Wall-mounted oven and microwave. Integrated fridge freezer and dishwasher. Storage and insert LED spots. Brush chrome sockets with USB charger points. Double UPVC French doors leading out to the rear terrace and garden. Television point Cat 6 ethernet socket. Space for a large family dining table and chairs.

### Living Room

A spacious light and airy room with double UPVC windows and French doors leading out the terrace and garden. Velux roof window, allowing in plenty of natural light. Brushed chrome sockets and a cat 6 ethernet cable socket plus television point.

### First Floor Landing

Doors leading to the bedrooms and bathroom.

### Bedroom

Double-size room with a UPVC window overlooking the rear of the property. Sockets with intergrated USB charging points.

### Family Bathroom

Low-level flush WC, vanity Stile storage wash basin with chrome mixer tap. Panelled bath with glass shower screen and thermostally controlled mixer shower. Frosted glass UPVC window with views to the rear of the property. Heated towel rail. Tile splashback. Shaver socket situated in the vanity cupboard.

### Bedroom

Double room with a UPVC Window with views to the front of the property. Door leading to an En-suite shower room.

### En-suite Shower Room

Wall-mounted heated chrome towel rail, vanity style wash base in storage cupboard underneath and mixer tap above. Low-level flush WC. A large low profile walk in shower cubicle with thermostally controlled mixer shower, rainfall showerhead and handheld attachment. High-powered extractor fan and a frosted UPVC window. Tile splashback. LED spotlights.

### Bedroom

Double-size room with two UPVC windows overlooking the rear of the property.

### Bedroom

Double size room with a UPVC window overlooking the front of the property, door leading to an En-suite shower room. Sockets with USB charging points, aerial points and an ethernet socket.

### En-suite Shower Room

Heated chrome towel rail and a low level flush WC. Vanity style wash basin with storage cupboard underneath and chrome mixer tap. Low-profile, walk in shower cubicle with a thermostatically controlled mixer shower, rainfall showerhead and handheld attachment. High powered extractor fan and LED spotlights.

### Enclosed staircase leading to the second floor

### Principle Bedroom Suite

A private space with four Velux roof windows and a UPVC window with views to the side of the property. Door leading into a walk-in wardrobe and another door leading to a study or nursery. Ensuite shower room.

### Office/Study

This is a very useful space that can be used as a study or a nursery. The room has two windows, one Velux roof window and one window with views to the rear of the side.

### En-suite Shower Room

Wall-mounted heated towel rail with a vanity-style wash basin with storage underneath and the chrome mixer tap. Low-level flush WC frosted glass window. High-powered extractor fan. A large low profile walk-in shower cubicle with a thermostatically controlled mixer shower, rainfall showerhead and handheld attachment.

### Walk in Wardrobe

This is an incredibly usable space that could be used as a walk-in wardrobe and storage area. Please note storage rails are not provided.

### Garage

Integrated garage with an electric door. Power sockets and lighting.

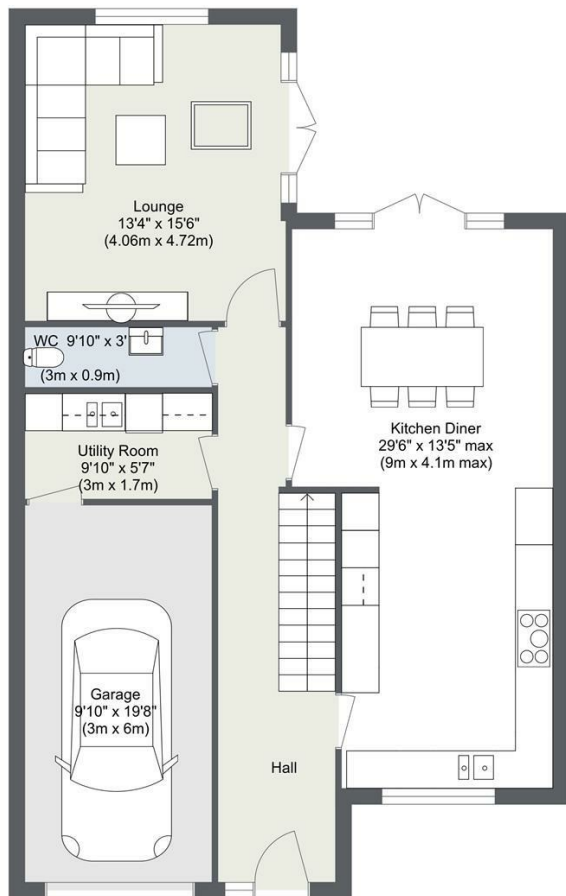
### Outside

To the front of the property there is off street parking for two cars leading to a garage with a wall mounted electric car charger. At the rear of the property there is a private garden with a patio and lawn area.

### Agent Notes & Disclaimer.

Pease note the images used are of the show house and not the actual plot. The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.