

Peter David

Properties Ltd

Residential Sales and Lettings



4 Bent Lea

Bradley, Huddersfield, HD2 1QW

Offers in the region of £325,000



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Ground Floor -

Entrance Vestibule

Enter the property through a composite door into this useful entrance vestibule which has wood effect laminate floor and PVCu windows to the front aspect of the property.

Entrance Hallway

The entrance hallway benefits from laminate flooring throughout and provides access to the living room, kitchen/diner and the ground floor WC.

Ground Floor WC

A useful ground floor WC with laminate flooring benefitting from a wash basin with tiled splashback.

Living Room

A generously sized living room that is neutrally carpeted and has a PVCu bay window to the front aspect providing a light and airy ambience.

Kitchen/Diner

A large modern kitchen diner with laminate flooring. Comprising of matching wall and base units and laminate worksurfaces. Integrated appliances comprise of: an eye level double oven, a four ring electric hob with a glass splashback, an extractor, a dishwasher and a 1.5 stainless steel sink and drainer sat beneath a PVCu overlooking the garden. There is space for two further appliances or an American fridge/freezer and ample space for a family dining table. PVCu patio doors lead to the orangery and access to the utility.

Utility Room

A utility with laminate work surfaces and plumbing for a washing machine and room for a dryer among other storage. A privacy PVCu door provides access to the garden patio.

Orangery

The property benefits from an open and airy orangery with Patio doors opening out to the garden and PVCu windows to each aspect with an additional skylight.

First Floor -

Landing

A carpeted staircase rises to the first floor landing which provides access to all of the bedrooms and the house bathroom. There is also access provided to the loft space.

Master Bedroom

To the front of the property is a spacious carpeted master bedroom with further access to the loft and the en-suite. There is a large PVCu window to the front aspect of the property.

En-suite

An en-suite with laminate flooring. The en-suite benefits from a WC, a wash basin with tiled splashback, a chrome towel rail and a corner shower. A privacy PVCu to the rear of the property.

Bedroom Two

A generously sized carpeted double bedroom with a fitted wardrobe. a large PVCu to the front aspect.

Bedroom Three

A double carpeted bedroom with fitted wardrobes. A PVCu to the rear of the property.

Bedroom Four

A carpeted double bedroom with fitted wardrobes. A PVCu to the front aspect.

Bedroom Five

A carpeted bedroom ideal for a study/nursery. A PVCu to the front aspect.

House Bathroom

A fully tiled house bathroom with tiled flooring. Comprising of; a WC, wash basin, corner shower unit with glass sliding doors and a large bath. Benefitting from a chrome towel rail and two PVCu privacy windows to the rear of the property.

Exterior

To the front of the property is a lawn area and a paved driveway leading to a single garage with an up and over door and benefitting from electrics. To the rear of the property is an enclosed garden with a generously sized lawn and a patio area which provides outdoor seating.

Mortgages (Paragraph)

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer (Paragraph)

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

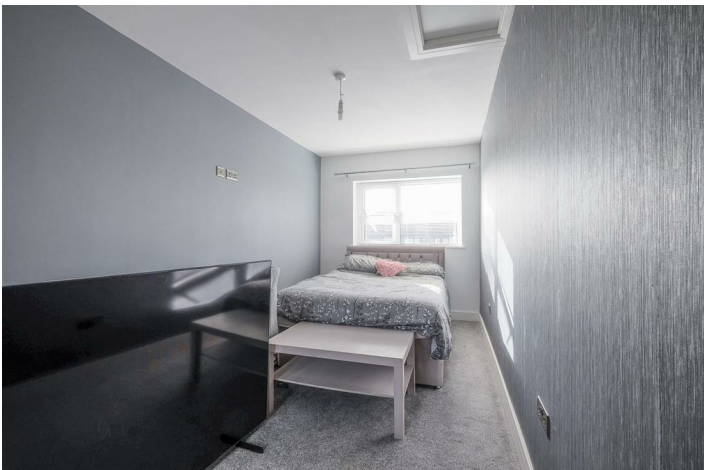
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is

any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



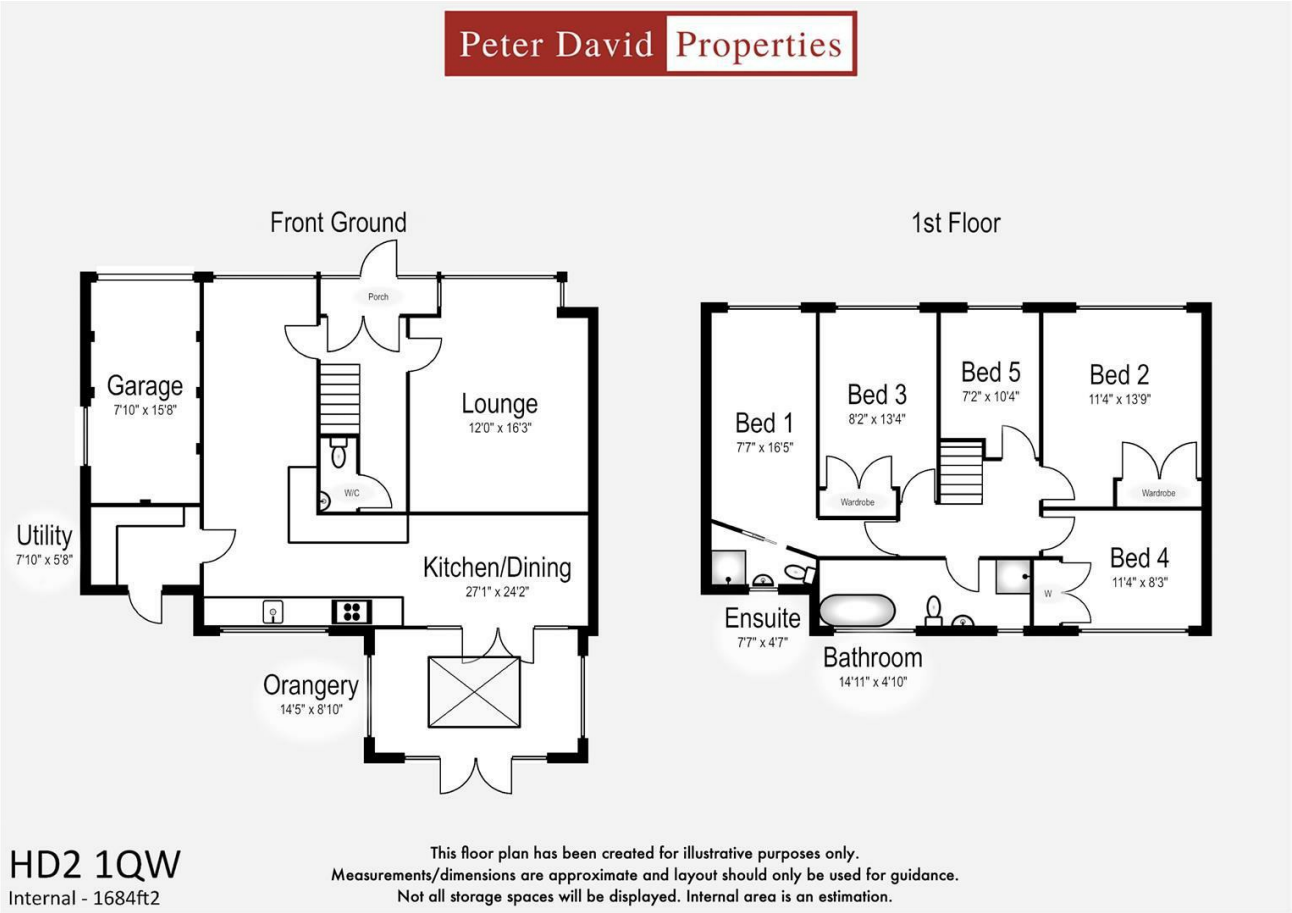
Hybrid Map



Terrain Map



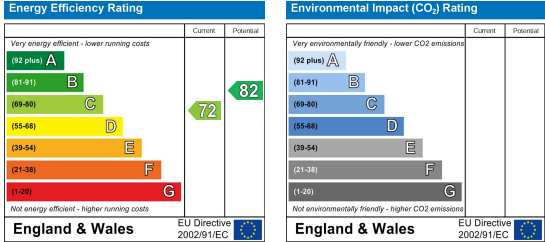
Floor Plan



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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