

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 176 Park Lea

Bradley, Huddersfield, HD2 1GR

Offers over £170,000





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## Entrance Porch

Enter via a PVCu front door into useful porch . There is a PVCu window to the front aspect and a door leads into the living room.

## Living Room

A spacious living room featuring a gas fire and wood surround. There is a PVCu window the front aspect and stairs lead to first floor. Access to the Kitchen.

## Kitchen

To the rear of the property is this modern galley kitchen, with high gloss matching wall and base unit, laminate worksurfaces, tiled splashbacks and a laminate flooring. Integrated appliances comprise of: an electric oven, a gas hob, an extractor and a 1.5 stainless steel sink and drainer. There are two free standing spaces for appliances, one with plumbing for a washing machine. PVCu window and door to rear aspect.

## Landing

A carpeted landing provides access to all bedrooms and the house bathroom. There is a loft hatch .

## Bedroom One

A spacious double bedroom with fitted wardrobes and a PVCu window to the front elevation.

## Bedroom Two

A second bedroom with fitted wardrobes and a PVCu window to the rear elevation.

## Bathroom

A modern fully tiled bathroom comprising of: WC with concealed cistern, inset wash basin with underneath vanity unit, bath with overhead shower and glass screen. PVCu privacy window to side aspect.

## Exterior

To the rear of the property is an enclosed garden with a decked area, a lawn and an abundance of mature trees and shrubs. Benefiting from a useful garden shed. To the front is a paved driveway (parking for two cars). There is a further paved patio area with a lawn and mature trees and shrubs.

## Mortgages

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

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



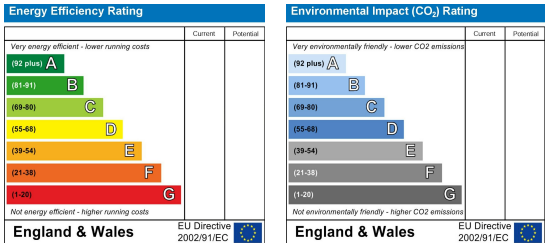
Floor Plan



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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