



Park Lea | | Huddersfield | HD2 1GR

Asking price £170,000



SHERIDAN
BAILEY
PROPERTY

Park Lea |
Huddersfield | HD2 1GR
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Well presented 2 bed semi detached home located in a popular area of Bradley with close links to the motorway and close proximity to Brighouse/Huddersfield. This property is perfect for a small family or young professionals, and an excellent first time buyer opportunity!

The property briefly comprises, Porch, Living Room with open staircase, Kitchen, and store. On the first floor there is a double bedroom, good size single bedroom, and bathroom. Externally the property benefits from a block paved single driveway and gated access to rear. The front gardens are laid to lawn. To the rear there is a decked patio and well maintained lawns and plants. Wooden Summerhouse currently used for storage. A lovely first home!

- Well presented 2 bed semi detached home
- Private driveway
- Lovely rear garden and patio space
- Quiet location

Porch

Front door opens up into partially glazed Porch. Space for cloaks. Door to Living Room

Living Room

11'8 x 13'4 (3.56m x 4.06m)

Good size Living Room with open staircase to first floor landing. Bow window to front garden view and fire place with inset gas fire.





Kitchen

11'7 x 6'5 (3.53m x 1.96m)

Light and bright Kitchen comprising a range of matching wall and base units with worktops over. Vinyl flooring. Integrated appliances include single electric oven, 4 burner gas hob with stainless steel extractor over, fridge, and a slimline dishwasher. Twin stainless steel sinks with mixer tap and window to rear garden views. Rear Access door to garden.

Understairs Store

Staircase to first floor landing

Bedroom 1

11'8 x 8'10 (3.56m x 2.69m)

Double bedroom with two sets of fitted double wardrobes. Window to front elevation

Bedroom 2

11'8 x 6'5 (3.56m x 1.96m)

Good size single bedroom with fitted double wardrobes and top cupboards. Rear garden views.

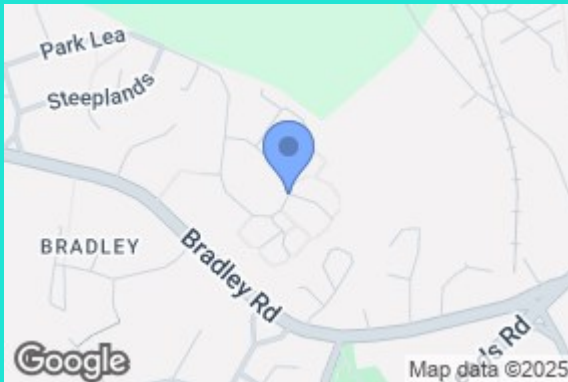
Bathroom

Partially tiled Bathroom with bath, with shower over and folding glass shower screen, low level WC, wash handbasin on vanity unit, heated chrome towel rail. Store cupboard and frosted window to side elevation.

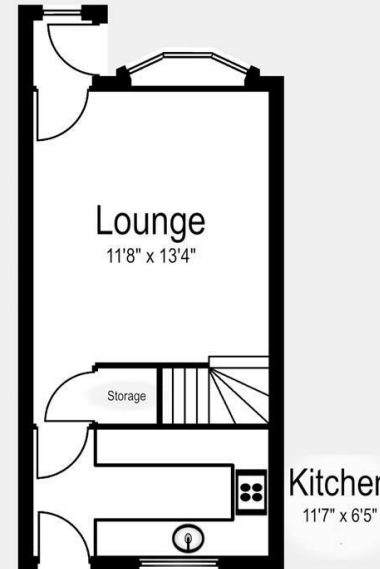
Outside Areas

The front of the property benefits from a blocked paved driveway suitable for off road parking for 1 vehicle. The front lawns are well maintained with shrubs and borders. Side gated access to rear garden. Step up to front door.

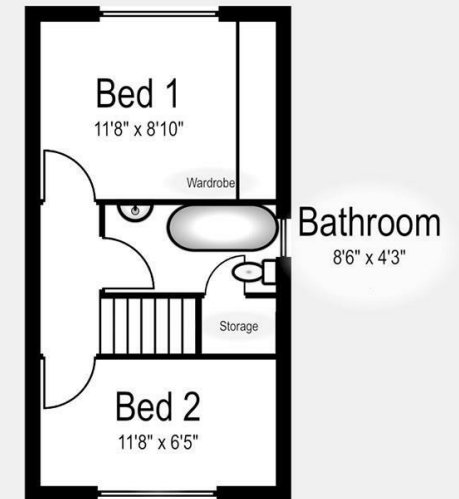
The rear gardens benefit from a decked patio area with wooden Summerhouse, currently used for garden storage. Step down from decked area leads to lawns and beautifully presented borders. Enclosed garden, lovely and private.



Front Ground



1st Floor



HD2 1GR
Internal - 546ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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

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