



**Woodville Place, Bradley HUDDERSFIELD HD2 1RY**



**welcome to**

**Woodville Place, Bradley HUDDERSFIELD**

A STEP IN THE RIGHT DIRECTION... Come and see this move in ready two spacious double bedroom semi. With expansive open plan living and separate kitchen. Driveway parking and extremely spacious enclosed rear garden backing onto woodland. Garden of ample size to build on subject to permissions.



## **Property Details**

### **Entrance Hall**

Having wood effect laminate flooring, understairs storage cupboard and a radiator

### **Lounge**

18' 3" x 12' 7" ( 5.56m x 3.84m )

Spacious reception room with the focal point being a gas fire with granite back and wood surround, There is wood effect laminate flooring, a radiator and double glazed windows to the front and rear.

### **Kitchen**

7' 4" x 11' 3" ( 2.24m x 3.43m )

Good sized kitchen with wood effect flooring. A good range of wall and base units with worktop over and a spacious pantry cupboard too, gas hob, washing machine, sink unit with drainer, double glazed window to the rear plus door to the rear.

## **First Floor**

### **Landing**

Having wood effect flooring, a double glazed window to the side and a useful airing cupboard.

### **Bedroom One**

16' 2" x 9' 6" ( 4.93m x 2.90m )

A super sized room with wood effect laminate flooring, a double glazed window to the front, a central heating radiator and a built in cupboard.

### **Bedroom Two**

9' x 11' 8" ( 2.74m x 3.56m )

A second double sized room with wood effect laminate flooring, a double glazed window to the rear and a radiator.

### **Bathroom**

A modern fully fitted bathroom with tiled walls and flooring. There is a double glazed window to the rear, a radiator and a suite that comprises a bath with shower over, pedestal wash hand basin and low level WC

## **External**

Located on an extremely generously sized plot. To the front there is ample driveway parking and to the rear there is an expansive back garden, it is of ample size to build on subject to permissions, is extremely private and enclosed with fences and gates and backs onto woodland.



**view this property online** [williamhbrown.co.uk/Property/HDF110921](http://williamhbrown.co.uk/Property/HDF110921)



welcome to

## Woodville Place, Bradley HUDDERSFIELD

- Sizeable rear garden backing onto woodland
- Driveway parking
- Close to motorway connections and transport links
- Move in ready condition
- Ideal for investors and first time buyers

Tenure: Freehold EPC Rating: D

# £140,000



**view this property online** [williamhbrown.co.uk/Property/HDF110921](http://williamhbrown.co.uk/Property/HDF110921)

Please note the marker reflects the postcode not the actual property



Property Ref:  
HDF110921 - 0003

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01484 542072**



[huddersfield@williamhbrown.co.uk](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



[williamhbrown.co.uk](http://williamhbrown.co.uk)