



**Park Hill, Bradley, Huddersfield HD2 1QG**

**welcome to**

**Park Hill, Bradley Huddersfield**

Located nearby the M62 networks, this detached family home is NEWLY RENOVATED throughout and offers ample off-road parking, garage and garden space whilst being in a peaceful yet convenient location. With larger than average room sizes this is a perfect upsize.



## **Ground Floor Entrance Hall**

Side door leading to a good sized hallway with laminate flooring and central heating radiator. Understair storage and stairs leading to the first floor.

## **Lounge**

10' 9" x 13' 6" max ( 3.28m x 4.11m max )

Spacious reception room warmed by a gas fire with stone fireplace plus a central heating radiator. Having carpeted flooring, good sized double glazed window to the front and sliding doors leading to the dining room.

## **Dining Room**

10' 10" x 11' 11" ( 3.30m x 3.63m )

Good sized reception room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

## **Kitchen**

9' 9" x 8' plus recess ( 2.97m x 2.44m plus recess )

Good sized kitchen fitted with a range of grey fronted base and wall units with wood effect laminate worksurfaces. Integrated electric oven and gas hob with extractor over plus fridge freezer. Space for washing machine. Sink unit with drainer. Storage cupboard housing consumer units. Having laminate flooring, two double glazed windows overlooking the side and rear plus door to the rear garden.

## **First Floor Landing**

Doors to bedrooms and bathroom. With carpeted flooring and loft access.

## **Bedroom One**

10' 11" x 14' 8" ( 3.33m x 4.47m )

Superbly spacious double bedroom with carpeted flooring and warmed by two central heating radiators. Double glazed window overlooks the rear.

## **Ensuite**

Ensuite shower room comprising step in corner shower cubical with waterfall shower, wash hand basin with mixer tap and a low flush WC. With fully tiled walls and flooring, extractor fan and a double glazed window with frosted glass.

## **Bedroom Two**

12' max x 9' 11" ( 3.66m max x 3.02m )

Spacious double bedroom with carpeted flooring and warmed by a central heating radiators. Door to storage cupboard housing hot water tank. Three double glazed window overlook the front.

## **Bedroom Three**

11' x 9' 1" ( 3.35m x 2.77m )

Good sized bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

## **Bathroom**

Bathroom suite comprising a P-shaped bath with shower over and curved glass shower screen, low flush WC and wash hand basin with mixer tap. with marble effect tiled wall and tiled flooring. Extractor fan and a double glazed window with frosted glass.

## **External**

To the front is a spacious tarmac driveway with parking for multiple vehicles giving access to an integral garage with up and over door. Side lawned garden wraps round to the rear. The property is privately enclosed by fencing, shrubs and hedging.



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welcome to

## Park Hill, Bradley Huddersfield

- Newly Renovated Detached Family Home
- Situated In A Peaceful Location & Close To M62 Networks
- Two Bathrooms, One Of Which Is An Ensuite Bathroom
- Off Road Parking, Garage & Garden

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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