





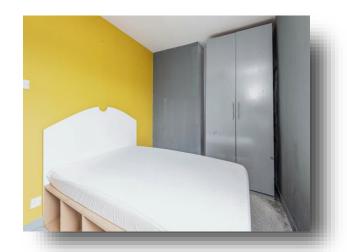




welcome to

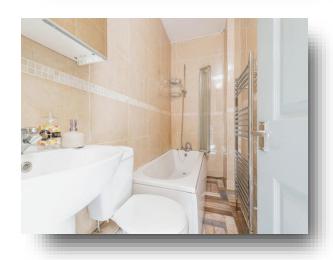
Bradford Road, Huddersfield

Ideal for first time buyers and investor landlords. Renovated throughout with new kitchen, bathroom, all new plaster and paint. No onward chain!













Ground Floor Entrance

Front door leading to a tiled hallway with central heating radiator and stairs to first floor.

Open Plan Living

11' 5" x 12' (3.48m x 3.66m)

Good size living space fitted with base and wall units with integrated electric oven and gas hob with extractor over. Space for dining table and chairs, fridge freezer and washing machine. The room has laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the front. Door leading to stairs descending to cellar.

Cellar

Dry cellar - space for washing machine and dryer, plenty of storage and houses fuse box.

First Floor Landing

With carpeted flooring and loft hatch.

Bedroom One

11' 10" x 8' (3.61m x 2.44m)

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

Bedroom Two

7' 9" x 7' 2" (2.36m x 2.18m)

Good sized room with fitted storage and bulk head. Carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bathroom

Bathroom suite comprising bath with shower over and folding shower screen, low flush WC and wash hand basin. Heated towel warmer/radiator, fully tiled walls and vinyl flooring.

External

The property has a low maintenance paved area covered by CCTV





welcome to

Bradford Road, Huddersfield

- Brand New Kitchen and Flooring
- Perfect For First Time Buyers and Buy To Let Investors
- Spacious Garden/Parking Area
- Additional Cellar and Loft Storage Space

Tenure: Freehold EPC Rating: D

offers in the region of

£85,500





view this property online williamhbrown.co.uk/Property/HDF116358



Property Ref: HDF116358 - 0002 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.



Please note the marker reflects the postcode not the actual property





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