



Park Lea, Bradley Huddersfield HD2 1QR

welcome to

Park Lea, Bradley Huddersfield

CALLING ON BUY TO LET LANDLORDS!!! Cash buyers only priced for quick sale having tenant in situ paying £480pcm. Having 1 bedroom, 1 bathroom and 1 reception room with front facing garden and outdoor shed storage. Parking for multiple cars in communal free car park for residents only.



Lounge

15' 11" x 10' 1" (4.85m x 3.07m)

Good sized lounge warmed by a gas fire plus central heating radiator. Having carpeted flooring and a double glazed window to the front.

Kitchen

5' 7" x 8' 10" (1.70m x 2.69m)

Fitted with a range of base and wall units with space for cooker, fridge freezer and washing machine. Sink unit and part tiled walls. Double glazed window to the front.

Bedroom One

12' 4" x 10' 4" (3.76m x 3.15m)

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

Bathroom

5' 7" x 9' 8" (1.70m x 2.95m)

Comprising corner shower cubicle, low flush WC and wash hand basin. Part tiled wall and carpeted flooring. Door to airing cupboard.

External

Path leading to the front door. Access to shed, lawned garden and planting beds. Communal car park for residents.



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- Calling All Landlords
- Cash Buyers Only
- Currently Achieving £480 PCM
- Garden To The Front With Shed Storage
- Spacious Car Park

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Oct 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£80,000



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Property Ref:
HDF116286 - 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.



Please note the marker reflects the postcode not the actual property



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