



**Bradford Road, Huddersfield HD2 2JY**



**welcome to**

**Bradford Road, Huddersfield**

If you are looking for a detached home close to the M62 networks with fabulous gardens and plenty of scope for cosmetic upgrading, this generously sized home could be ideal! Set back from the road with ample off-road parking and a garage, and a convenient location close to schools and local amenities



### **Entrance Hall**

Front door leading to a good sized hallway with carpeted flooring and warmed by a central heating radiator. With under stair storage, trapdoor to 3 rooms which mirror the ground floors rooms, which could be made into a useable rooms and a double glazed window to the front.

### **Lounge**

15' 11" x 26' 10" plus bay window ( 4.85m x 8.18m plus bay window )

Fantastically sized reception room warmed by a gas fire and two central heating radiators. The rooms has carpeted flooring and French doors to the rear with a double glazed bay window to the front and two double glazed windows to the side.

### **Kitchen**

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

Good sized kitchen fitted with a range of oak fronted base and wall units with contemporary work surfaces and tiled splashbacks. There is a one and a half bowl sink unit, integrated electric oven and hob plus an integrated fridge freezer and microwave. With tiled flooring and a double glazed window to the rear.

### **Wc**

Comprising low flush WC, wash hand basin, heated towel warmer/radiator and a double glazed window to the rear.

### **First Floor Landing**

With carpeted flooring and a loft hatch leading to an insulated loft space which isn't boarded but has the potential to extend subject to permissions. Double glazed window to the side.

### **Bedroom One**

13' 6" x 12' 3" ( 4.11m x 3.73m )

Spacious double bedroom with integrated storage, carpeted flooring and warmed by a central heating radiator. Double glazed window to the rear.

### **Bedroom Two**

13' x 13' ( 3.96m x 3.96m )

Second spacious double bedroom with integrated storage, carpeted flooring and warmed by a central heating radiator. Double glazed window to the front.

### **Bedroom Three**

8' 5" x 9' 7" ( 2.57m x 2.92m )

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed to the front.

### **Wc**

Separate low flush wc, tiled floor, extractor and a window to the side.

### **Bathroom**

Bathroom suite comprising bath with shower over, vanity sink unit, integrated cupboard, carpeted flooring and warmed by a central heating radiator. Double glazed window to the rear.

### **Garage**

Space for washing machine and fridge freezer. Housing boiler. Window to the side.

### **External**

Externally, the property has ample off-road parking to the front along with access into the integral garage. To the rear, there's a fabulous private garden space with patio areas for seating, pond rockery and established shrubbery.



***view this property online*** [williamhbrown.co.uk/Property/HDF115971](http://williamhbrown.co.uk/Property/HDF115971)



welcome to

## Bradford Road, Huddersfield

- Detached Family Home
- Situated In A Private Position and Close To M62 Networks
- Scope For Cosmetic Upgrades
- Large Room Sizes
- Offered With No Onward Chain
- Ample Off Road Parking and Garage

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 the region of

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDF115971](http://williamhbrown.co.uk/Property/HDF115971)



Property Ref:  
HDF115971 - 0006

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)**