



**Woodbank, Bradford Road, Huddersfield HD2 2JR**



**welcome to**

**Woodbank, Bradford Road, Huddersfield**

Located within close proximity of the M62 networks, local amenities and sought-after schools, this spacious home offers convenience, space and privacy, with off-road parking, two reception rooms, a generous garden and a loft conversion. Ideal for those upsizing looking for space and convenience.



### Entrance Porch

Tiled flooring.

### Entrance Hall

Tile flooring, warmed by a central heating radiator. With a double glazed window to the side. Convenient and ideal for families

### Lounge

14' 10" plus bay x 11' 11" into recess ( 4.52m plus bay x 3.63m into recess )

Spacious lounge with a carpeted flooring. Warmed by a central heating radiator. Lots of natural light from a double glazed window to the rear. Plus a gas fire, which is not connected.

### Kitchen

13' 5" x 11' 6" ( 4.09m x 3.51m )

Great sized family kitchen with laminate flooring. Fitted with a range of base and wall units with laminate worktops. With space for a double gas oven and hob, space for a fridge/freezer, two washing machines and a dishwasher. With a double glazed window to the side, warmed by a central heating radiator.

### Dining Room

14' 4" plus bay x 12' 5" into recess ( 4.37m plus bay x 3.78m into recess )

Spacious dining room with carpeted flooring. Warmed by a central heating radiator. With lots of natural light from a large bay window to the front. Also with a gas fire which isn't connected.

### Downstairs Wc

Ideal downstairs WC with two double glazed windows to the side. Fitted with a low flush WC, wash hand basin and warmed by a heated towel rail. With tile flooring.

### First Floor

First floor landing with a double glazed window to the side and carpeted flooring.

### Bedroom One

14' 9" x 11' 11" ( 4.50m x 3.63m )

Spacious double bedroom with a double glazed window to the rear. With carpeted flooring, warmed by a central heating radiator.

### Bedroom Two

14' 5" x 11' 2" to chimney breast ( 4.39m x 3.40m to chimney breast )

Another spacious double bedroom with carpeted flooring. Warmed by a central heating radiator. With a double glazed window to the front.

### Bedroom Three

8' 4" x 8' 1" reset headheight ( 2.54m x 2.46m reset headheight )

Good sized third bedroom with a double glazed window to the side. Warmed by a central heating radiator. With carpeted flooring.

### Bathroom

Modern tiled bathroom fitted with a walk in shower, low flush WC, wash hand basin and heated towel rail. With integrated cupboards providing lots of extra storage. Lots of natural light from a double glazed window to the front and one to the side.

### Second Floor

#### Bedroom Four

21' 6" x 10' 9" ( 6.55m x 3.28m )

Extremely spacious bedroom which is well presented, with two velux windows to the rear and carpeted flooring. Warmed by two central heating radiators.

### External

Front garden consisting of established hedges, a lawn area and a driveway.

Rear Garden is substantial. With a raised decking area at the rear of the property, Plus a well kept lawn and patio, with a hedge and fence to the back. With a wooden storage shed and a stone built single garage with an up and over door, power and lighting.



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## **Woodbank, Bradford Road, Huddersfield**

- Generous plot
- Close to M62 networks
- Highly sought-after Bradley
- Two reception rooms
- Off-road parking and garage
- Public transport and amenities close-by

Tenure: Freehold EPC Rating: D

offers over

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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