

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^{m} 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" \times 11' 2" to chimney breast (4.39m \times 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.





welcome to

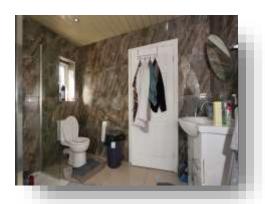
Woodbank, Bradford Road, Huddersfield

- 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







Hazel Grove Fell Greave Rd Coople Map data @2025 Please note the marker reflects the

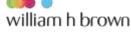
postcode not the actual property

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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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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





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