



Bradford Road, HUDDERSFIELD HD2 2JY

welcome to

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, three reception rooms, a generous garden and a conservatory. Ideal for those upsizing looking for space and convenience.



Entrance Hall

Spacious and bright entrance hall with wood effect laminate flooring, warmed by a central heating radiator.

Lounge

11' 10" x 17' 10" (3.61m x 5.44m)

Extremely spacious lounge which is immaculately presented. Fitted with carpeted flooring, lots of natural light from two double glazed windows to the side and a double glazed bay window to the front. Warmed by a central heating radiator and a feature electric fireplace.

Reception Room Two

11' 10" x 9' 4" (3.61m x 2.84m)

Well sized reception room with carpeted flooring. Again, a bright and airy space with french doors into the conservatory. Warmed by a central heating radiator.

Kitchen

9' 4" x 11' 10" (2.84m x 3.61m)

Larger than average kitchen with laminate flooring. Fitted with a range of base and wall units with laminate worktops, plus a breakfast bar. With space for a gas oven and hob with integral extractor hood. Space for dishwasher and stand alone fridge/freezer, with excellent storage into two integral cupboards. With a double glazed window to the side. Warmed by a central heating radiator.

Dining Room

8' 6" x 9' 11" into bay (2.59m x 3.02m into bay)

Spacious dining room makes the home perfect for families, fitted with laminate flooring and warmed by a central heating radiator. Lots of natural light flowing from a double glazed bay window to the front.

Conservatory

9' 9" x 10' (2.97m x 3.05m)

Good sized conservatory which is fitted with wood effect laminate flooring and carpet over. Well presented, with double glazed windows all around and warmed by a central heating radiator.

Hall

9' 10" x 11' 11" plus recess (3.00m x 3.63m plus recess)

Impressive space with a double glazed window to the side, fitted with carpeted flooring. With scope to be made into a snug space, or home office.

Utility Room

Utility room ideal for families, fitted with tile flooring and warmed by a central heating radiator. Fitted with laminate worktops, with space for a washing machine and tumble dryer , plus extra storage. With external doors to the front and rear. Warmed by a central heating radiator.

Downstairs Bathroom

Spacious bathroom with laminate flooring. Fitted with a walk in shower cubicle and separate bath, low flush WC and wash hand basin. With a double glazed window to the side, and warmed by a heated towel rail.

First Floor Landing

Spacious landing with carpeted flooring, with lots of extra storage into two integral eaves storage cupboards.

Bedroom One

11' 6" x 9' 1" plus doorway (3.51m x 2.77m plus doorway)

Spacious double bedroom which is immaculately presented, with a double glazed window to the rear and warmed by a central heating radiator. Fabulous countryside views overlooking a farm from a double glazed window to the rear. With plenty of storage into integral wardrobes and cupboard.

Bedroom Two

11' 8" x 13' 7" into recess (3.56m x 4.14m into recess)

Fantastically spacious double bedroom with carpeted flooring and a double glazed window to the front. Warmed by a central heating radiator, also with integral wardrobes.

Bedroom Three (Downstairs)

11' 2" x 12' 11" integrated wardrobes (3.40m x 3.94m integrated wardrobes)

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

Bathroom

Immaculately presented family bathroom with tile floor. Fitted with an electric shower over bath, low flush WC and wash hand basin, warmed by a heated towel rail.

External Front Garden

Well kept front garden with a lawn area and a paved driveway leading down the side of the property to a single garage which has power and houses the electric metre and water. Also with a patio area.

Rear Garden

Spacious rear garden which has a large lawn area, with a wooden shed/wendy house, pergola and established shrubbery.



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welcome to

Bradford Road, HUDDERSFIELD

- Highly sought-after Bradley
- Ground floor bedroom and bathroom
- Well-presented throughout
- Close to M62 networks
- Off-road parking and garage
- Spacious accommodation

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 9.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1957. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116150 - 0002

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