



**Bradley Road, Huddersfield HD2 1UZ**

**welcome to**

## **Bradley Road, Huddersfield**

Ideal for investment, this generously-sized home is conveniently placed and well sought-after Bradley, located close to local schools, amenities and the M62 networks. Offered chain-free and with scope for cosmetic improvements, with gardens to both the front and the rear including large outbuildings



## Auctioneer's Comments

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## Lounge

13' 10" x 15' 2" ( 4.22m x 4.62m )

The lounge is a generously sized living space, measuring 13'10ft x 15'2ft into recess, and finished with laminated flooring for a clean and contemporary look. A double-glazed window to the front allows natural light to brighten the room, creating a welcoming atmosphere. The fireplace and versatile space offers plenty of scope for comfortable family living and entertaining.

## Kitchen

7' 10" x 18' 4" ( 2.39m x 5.59m )

The kitchen is well appointed with laminated tops providing a practical and modern workspace. It features a gas hob and oven, along with designated space for a washing machine and fridge/freezer. A drainer sink is set beneath a double-glazed window to the rear, offering pleasant garden views while bringing in natural light. Pantry storage adds further convenience, making this a functional and versatile heart of the home.

## Landing

The landing is neatly presented and benefits from a double-glazed window to the side, allowing natural light to brighten the space. A loft hatch with pull-down ladder provides easy access to the loft, which has been boarded to offer practical additional storage.

## Bedroom One

13' x 11' 1" into recess ( 3.96m x 3.38m into recess )

Bedroom One is a bright and spacious room, featuring a double-glazed window to the front that fills the space with natural light. A charming fireplace adds character and a focal point, making this room both practical and inviting.

## Bedroom Two

9' 1" x 8' 11" ( 2.77m x 2.72m )

Bedroom Two is a well-proportioned room, featuring a double-glazed window to the rear that provides pleasant views over the garden while allowing natural light to fill the space. This versatile room is ideal as a second bedroom, guest room, or home office.

## Bedroom Three

6' 11" x 9' 2" ( 2.11m x 2.79m )

Bedroom Three is a bright and practical space, featuring a double-glazed window to the front that allows natural light to fill the room. Compact yet versatile, it is well suited as a bedroom, nursery, or home office.

## Bathroom

The bathroom is fitted with a bath and W/C, offering a practical layout for everyday use. A double-glazed window to the rear provides natural light and ventilation, creating a bright and functional space.

## Loft Space

The loft space is a valuable addition to the property, fully boarded and plastered to provide a clean and practical area. With the benefit of power and lighting, it offers excellent potential for storage or hobby use, easily accessible via the pull-down ladder from the landing.

## External

Externally, the property enjoys lawned gardens to both the front and rear, providing pleasant outdoor space. The rear garden is enclosed and features two aviaries, both fitted with power and lighting, offering versatile use and additional functionality. Together, these outdoor areas create a practical and appealing extension to the home.



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## Bradley Road, Huddersfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Idyllic investment opportunity - Offered chain-free
- Close to M62 networks, schools and local amenities
- Outbuildings included plus Garden to the front and rear
- Generously sized rooms throughout

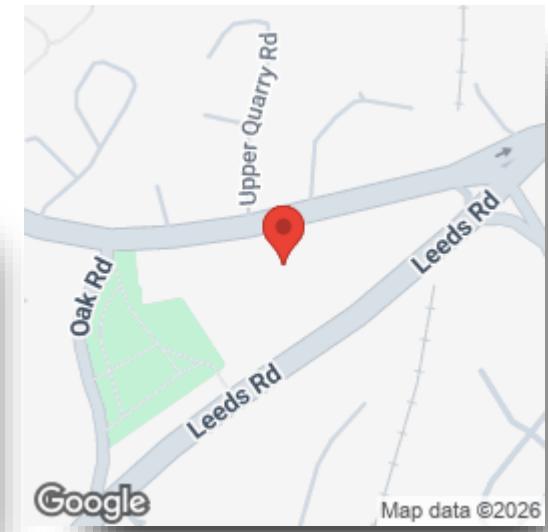
Scope for cosmetic upgrades

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£100,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
HDF118264 - 0004

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