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## **Bradley Road, Bradley Huddersfield,**

**Offers over £300,000**

Positioned on a tree lined road and not immediately overlooked to the rear is this spacious three-bedroom semi-detached home with a southerly rear aspect. It has two reception rooms, parking for several vehicles and an attached garage. Located in this most convenient and highly accessible area, the property is handy for Huddersfield and Brighouse town centres, nearby schooling, motorway access and the golf course. The accommodation comprises an entrance hallway, living room with access to the enclosed garden, dining room, kitchen and a downstairs utility and WC. On the first floor are three bedrooms and a shower room. There is a gas-fired central heating system, majority uPVC double glazing and a security system. Externally, there is a driveway and a garage incorporating a small workshop area. The rear garden is a major selling feature for the privacy that it enjoys and the southerly aspect, making it a real sun trap. There is a sitting area and level lawn. The property offers ideal family accommodation with scope to extend further (subject to necessary permissions and consents).

**Bradley Road, Bradley  
Huddersfield,**

**Floorplan**



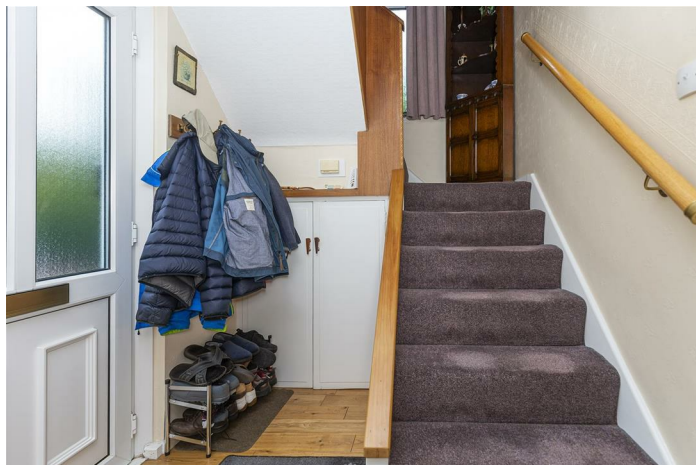
All measurements are approximate and for display purposes only

# Bradley Road, Bradley Huddersfield,

## Details



### Entrance Hallway



An external uPVC door with opaque glazed panels gives access to the hallway, which has a staircase rising to the first floor accommodation with useful storage underneath. Of particular note is the oak flooring. There is a radiator and a timber and glazed door gives access to the living room.

### Living Room



This good sized reception room is positioned at the rear of the property and has a uPVC window overlooking the garden. The rear of the house enjoys a southerly aspect, making this room particularly light and bright. The room can accommodate a good amount of furniture and has tilt-and-slide patio doors giving access to the garden. There is a living flame coal effect gas fire along with coving to the ceiling and a radiator.

### Dining Room



This formal dining room or second sitting room is positioned at the front of the property. It is light and bright with twin uPVC windows along with coving to the ceiling and a radiator. Buyers may decide to remove the dividing wall between this room and the kitchen to create a large, open plan room.

### Kitchen



The kitchen has wall cupboards and base units with working surfaces and a twin bowl stainless steel sink unit with mixer tap. There is space for a freestanding cooker and other freestanding appliances. The room has floor tiling, a radiator and a uPVC window enjoying the southerly aspect. A timber and glazed door leads through to a rear lobby.

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### Rear Lobby

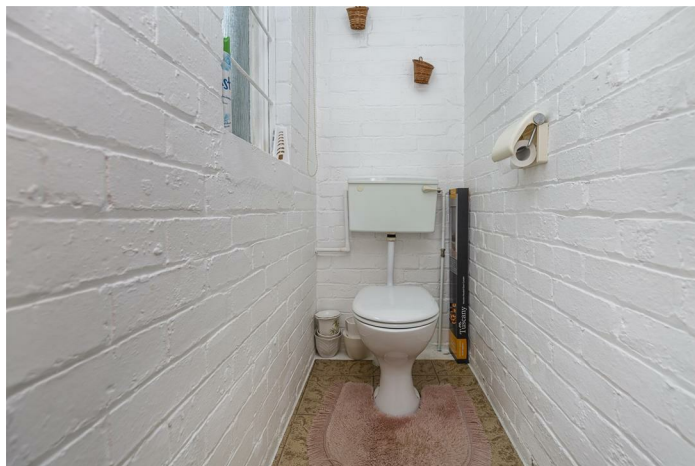
This has an external timber door along with floor tiling that continues through into the utility.

### Utility



There is plumbing for an automatic washer and our clients currently have a tumble dryer and a freestanding fridge and freezer in this area.

### WC



Adjoining the utility is a low-level WC, a continuation of the floor tiling and a side single glazed window.

### First Floor Landing



From the hallway, the staircase rises to the first floor landing which has a uPVC window to the front elevation. Approximately half way up the staircase is a large side uPVC window. On the landing, there is a built-in airing cupboard with a cylinder and a drop-down ladder gives access to useful storage within the loft space which is part boarded and has a light.

### Bedroom One



This large double bedroom is positioned at the rear of the property and enjoys a southerly aspect via a uPVC window. It has built-in wardrobes on either side of the chimney breast, two of which have a mirror finish. There is plenty of space for further fitted or freestanding furniture and a radiator.

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### Bedroom Two



This double bedroom is positioned at the front of the property and has built-in storage cupboards to one alcove. The room is light and bright with twin uPVC windows, space for further fitted or freestanding furniture and a radiator.

### Bedroom Three



This double bedroom is positioned at the rear of the property and enjoys a southerly aspect via a uPVC window. There is also a radiator.

### Shower Room



This room has a walk-in double shower cubicle with a Triton independent shower and aqua boarding, a pedestal wash hand basin and a low-level WC. There is tiling to the walls, a rear opaque uPVC window and a radiator.

### External Details



At the front of the property is a perimeter wall with a central gate and wide pathway. To the side of the path is a shaped, level lawn with flowerbeds and privet hedging. The driveway provides parking and widens to double width, ideal for a motor home or caravan, for example, and gives access to the garage. To the left hand side of the garage is a gate and the pathway continues to the rear of the garage and onto the house itself. There is external lighting, water and power. A block paved seating area can be accessed from the patio doors in the living room and the garden itself enjoys a

# Bradley Road, Bradley Huddersfield,

## Details



particularly pleasant aspect, not being immediately overlooked. There is a shaped level lawn with mature flowerbeds and borders, a rockery area and rosebushes at the far end.

### Garage

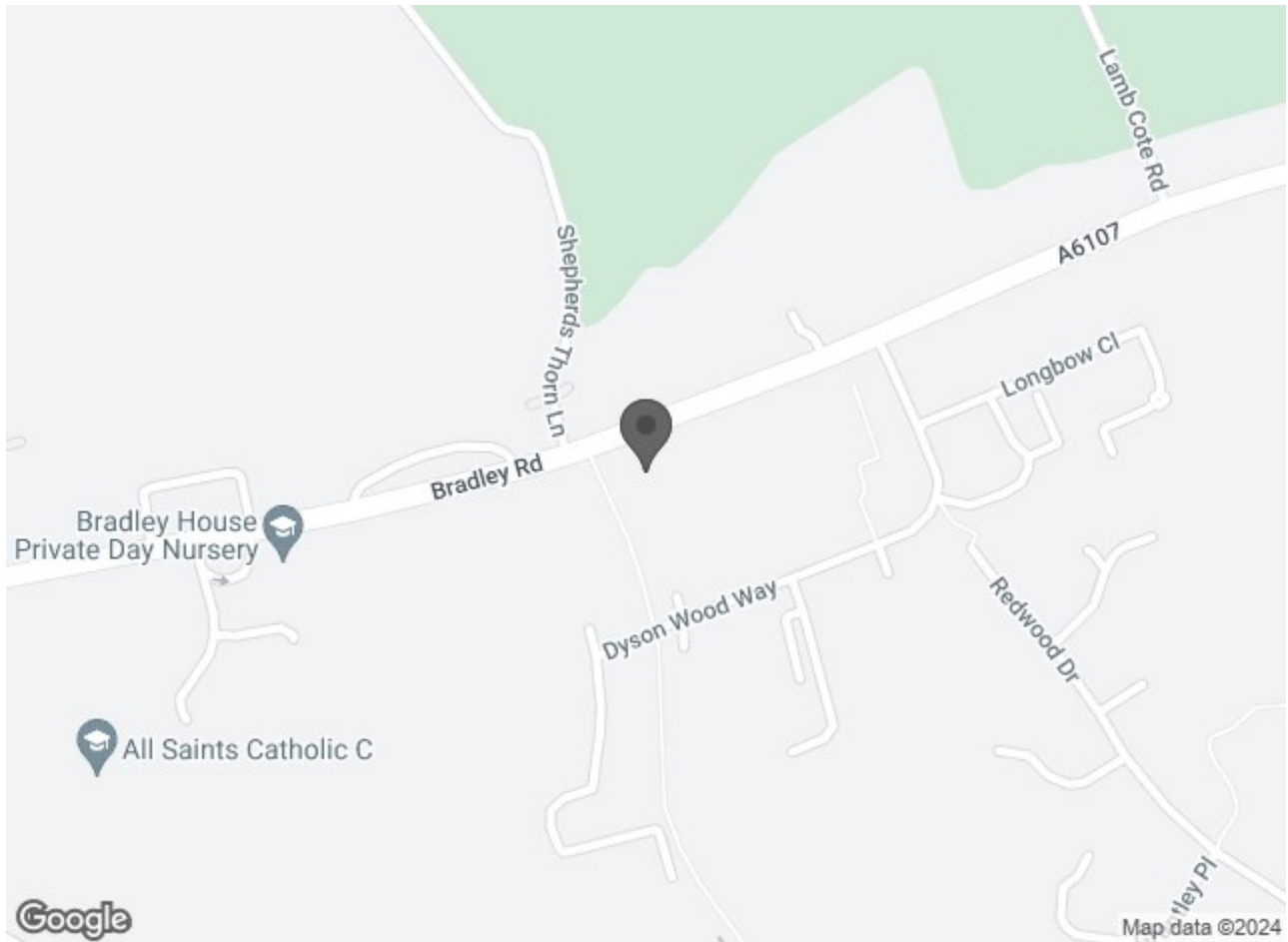
The garage has an up-and-over door, power and lighting and houses the boiler for the central heating system. The garage widens slightly to incorporate a useful workshop/storage area.

### Tenure

The vendors of this property have informed us that it is freehold and we await further confirmation. 09.06.24

# Bradley Road, Bradley Huddersfield,

Directions



## **Bradley Road, Bradley Huddersfield,**

### DISCLAIMER

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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