

martin-thornton.com
01484 508000



Woodlands Close, Bradley Huddersfield,

**Offers in the region of
£160,000**

Set within a cul-de-sac setting is this well presented two double bedroom property. The property is ideally placed for amenities including nearby train stations and the M62 motorway, making it a perfect commuter base and is suitable for a variety of buyers including first time buyers, professional couple or investment opportunity.

The property comprises; entrance porch perfect for housing shoes and coats, living area with space for a small dining/bistro table, kitchen with integrated appliances, two double bedrooms and a stylish house shower room. Externally there is an enclosed rear garden with patio area and decked seating area and to the front there is a driveway for parking and artificial grassed area.

The property has uPVC windows and has gas central heating.

**Woodlands Close, Bradley
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

Woodlands Close, Bradley Huddersfield,

Details



Entrance Porch

The external entrance door has a decorative opaque oval panel and this gives access into the entrance porch. This has a uPVC window to the front elevation it is the perfect place for shoes and coats of particular note is the oak style laminate flooring and this continues into the living room. A timber and glazed door opens to the living room.

Living Room

Positioned to the front of the property this is a well presented reception room with stylish interior and in nature has a uPVC window to the front elevation. There is plenty of space for furniture and as shown by the photography the room can accommodate a smaller dining/bistro table. There is a radiator, to the left hand side is the staircase which rises to the first floor accommodation. A timber and glazed door then leads through into the kitchen and the initial entrance to the kitchen has a useful under stairs storage cupboard.



Kitchen

The kitchen itself enjoys an aspect over the rear garden from its uPVC window and has wall cupboards and base units, wood oak-style work tops with one and a half bowl stainless steel sink with single drainer and mixer tap. There is an integrated induction hob with canopy style filter hood above. There is a fan oven beneath and beneath the counter tops there is space and plumbing for a slimline dishwasher and washing machine, integrated fridge and freezer and the corner base units have carrels. This room has a continuation of the flooring from the living room, external uPVC door and a radiator.



First floor landing

The staircase then rises to the first floor landing, this has a pull down timber ladder to the loft area with part boarding and houses the boiler for the gas fired central heating system and there is also lighting.

Woodlands Close, Bradley Huddersfield,

Details



Bedroom One

Positioned to the front of the property this is a double sized room enjoys a pleasant open aspect with wooden area opposite. There is plenty of space for furniture and the room itself has contemporary neutral decor. There is also a radiator.



Bedroom Two

This double bedroom is positioned to the rear of the property. There is a useful storage cupboard over the staircase, has rear uPVC window and a radiator.



Woodlands Close, Bradley Huddersfield,

Details



Shower Room

Updated in more recent times, the shower room has at the far end a walk in double cubicle with sliding entrance doors, shower unit that incorporates positional body jets and overhead waterfall style shower fitting as well as a hand held shower attachment. The hand basin extends to create a display worktop beneath which is the low level WC with concealed cistern. There are brick style tiled splashbacks, ceiling downlights extractor, floor tiling, radiator and opaque side uPVC window.



External details

The property enjoys a cul-de-sac setting and is not immediately overlooked at the front. Immediately in front of the property there is mature shrub and flower borders incorporating artificial grass. To the left hand side is the driveway providing parking/standing. At the end of the driveway there is a bin store area and a timber gate then leads through to the garden. To the side there is a flagged area perfect for a garden shed/lock box, To the rear there is a paved seating area where there is outside lighting and a water tap. There is a timber decked seating area immediately joining the timber shed, mature flower beds and borders within gravelling, a small pond and a timber arched trellis seat.



Tenure

The vendor informs us that the property is freehold.

Woodlands Close, Bradley Huddersfield,

Directions

