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Bradley Road, Bradley Huddersfield,

Offers over £300,000

Best and final offers are invited on this property by Monday 24th March 2025.

Open to views:

Sunday 2nd March: 12.45 - 1.15pm

Wednesday 5th March: 11 - 11.30am

Wednesday 12th March: 4.15 - 4.45pm

Saturday 22nd March: 9.15 - 9.45am

Located on a tree-lined road and occupying a good sized plot, the rear of the property enjoys a southerly aspect, backing onto school playing fields and enjoying long distance views. This is a three / four bedroomed detached home with accommodation arranged on two floors and is offered with the advantage of no onward chain. With potential to landscape the rear garden and add (subject to necessary permissions and concerns) further living space if deemed necessary. And although now lapsed, the vendors inform us that their family member had planning permission for extending and developing the property.

The layout comprises an entrance hallway, bay windowed living / dining room with patio doors to the rear. There is a kitchen with integrated appliances, a utility, downstairs toilet and a ground floor bedroom (possibly an additional reception room). To the first floor there is a large landing area, two / three bedrooms and a well-appointed bathroom. There is extensive parking to the block paved driveway and frontage. The rear garden will require redesigning and landscaping, but is a good size with a southerly aspect.

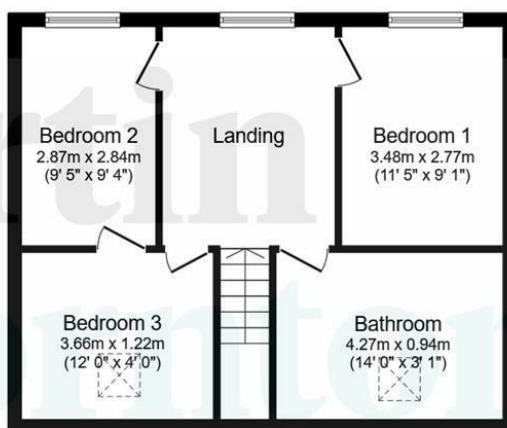
Bradley Road, Bradley Huddersfield,

Floorplan



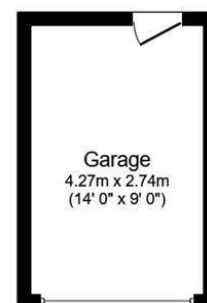
Ground Floor

Floor area 51.9 m² (559 sq.ft.)



First Floor

Floor area 47.6 m² (513 sq.ft.)



Garage

Floor area 11.7 m² (126 sq.ft.)

TOTAL: 111.2 m² (1,197 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

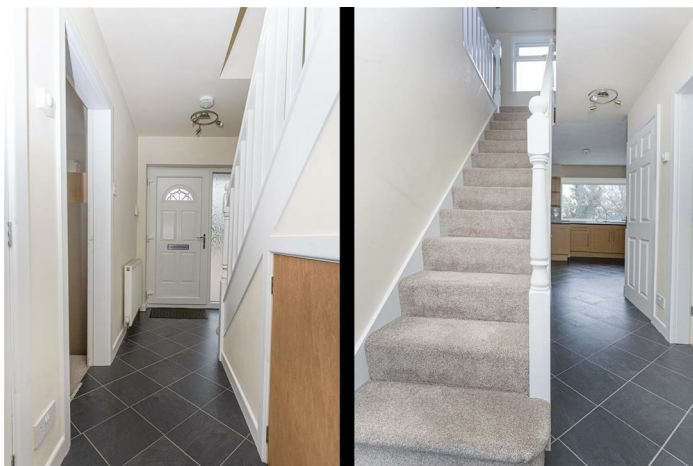
Bradley Road, Bradley Huddersfield,

Details



A uPVC entrance door with an opaque side screen gives access into the hallway.

Hallway



To the left hand side of the hallway, a staircase with spindles rises to the first floor accommodation. There is a good sized under stairs storage cupboard. There is a good sized cloaks cupboard which is handy for coats and shoes etc, and is accessed from the hallway. There is grey, laminate effect flooring which continues through to the kitchen at the rear. There is a radiator. To the left hand side of the hallway is the living room.

Living / Dining Room



As the floor plan demonstrates, this is a large, open plan room, running from the front to the rear of the property. There is a bay window with uPVC glazing to the front. To the

rear of the living / dining room, there are sliding patio doors leading out to a seating area which enjoys the southerly aspect and views across the garden and beyond. This room is used for both living and dining, with the dining area linking well with the adjoining kitchen. The room has neutral décor and carpets, four light points and two radiators.

Kitchen



Accessed from the hallway as well as the living / dining room, the kitchen is positioned to the rear of the bungalow. Particularly light and bright with a southerly aspect having long distant views, the kitchen has an extensive array of units to high and low level and an integrated fridge / freezer. There is a five ring gas hob with oven beneath and a canopy style filter hood, a one and a half bowl stainless sink with single drainer and mixer tap, and a built-in dishwasher. The flooring continues from the hallway, into the utility, and there is a radiator. Opening twin doors lead to the utility.

Bradley Road, Bradley Huddersfield,

Details



Utility



With matching wall units and base units beneath the counter tops. There is space for appliances with plumbing for an automatic washing machine and room for a condensing tumble dryer, The utility houses the boiler for the gas fired central heating system. There is a side uPVC window and a door. Off the utility is the toilet.

Toilet



There is a continuation of the flooring, a two piece suite with pedestal hand wash basin, tiled splashback, low level WC and ceiling downlighting. There is an upright, chrome ladder style radiator.

Bedroom Three



A ground floor bedroom, multipurpose in it's usage, could easily be a home office, study or gaming room, is positioned to the front of the property and has a bay with uPVC glazing. There is a radiator.

From the hallway, a staircase rises to the first floor landing.

First Floor Landing



Positioned to the rear, its uPVC window enjoys superb, long distance views across the garden, adjoining school playing fields and beyond. There is spindle balustrading, downlighting and a radiator.

Bradley Road, Bradley Huddersfield,

Details



Bedroom One



A good sized double room, positioned to the rear of the property with plenty of space for furniture. There is a uPVC window enjoying the same view as the landing and a radiator.

Bedroom Two



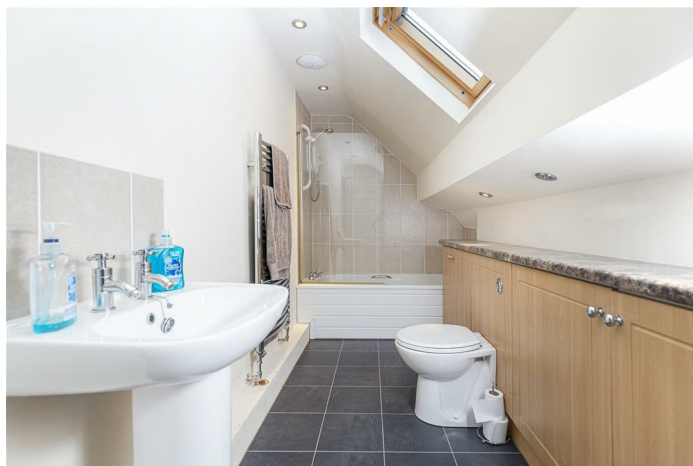
A good sized room to the rear of the property, with the aforementioned views from its uPVC window. There is space for furniture and there is a radiator.

Bedroom Four



This room is accessed from the landing but also has a connecting door from Bedroom Two. Utilised as a large dressing room, home office or single bedroom, buyers may decide to amalgamate this room with Bedroom Two to create a much larger double room. There is a storage cupboard over the stairs, a Velux window to the front elevation and a radiator.

Bathroom



The stylish bathroom has a three piece suite, the bath having a curved shower screen and a Triton Independent shower. There is a pedestal hand wash basin with tiled splashback, a low level WC with cistern and there are a good amount of built-in storage cupboards. The bathroom has the same flooring as the hallway and kitchen. There is access to storage in the eave space, ceiling downlighting and a

Bradley Road, Bradley Huddersfield,

Details



radiator. There is a Velux window to the front elevation and an upright, chrome, ladder style radiator.

Outside



Located on a tree-lined road, there is perimeter wall and fencing to both sides, and extensive parking on the block paved driveway which continues in front of the property, perfect for numerous vehicles. The driveway continues to the right hand side where there is a garage. There is external lighting and water, a seating / patio area to the rear which can be accessed from the dining area's sliding patio doors. Steps lead down to the rear garden. The property occupies a good plot enjoying the southerly aspect, backing onto school playing fields, but will require redesigning and landscaping. The vendors also inform us that 363 Bradley Road also owns the additional land to the left of the property also and we are seeking more information on this.

Additional Information

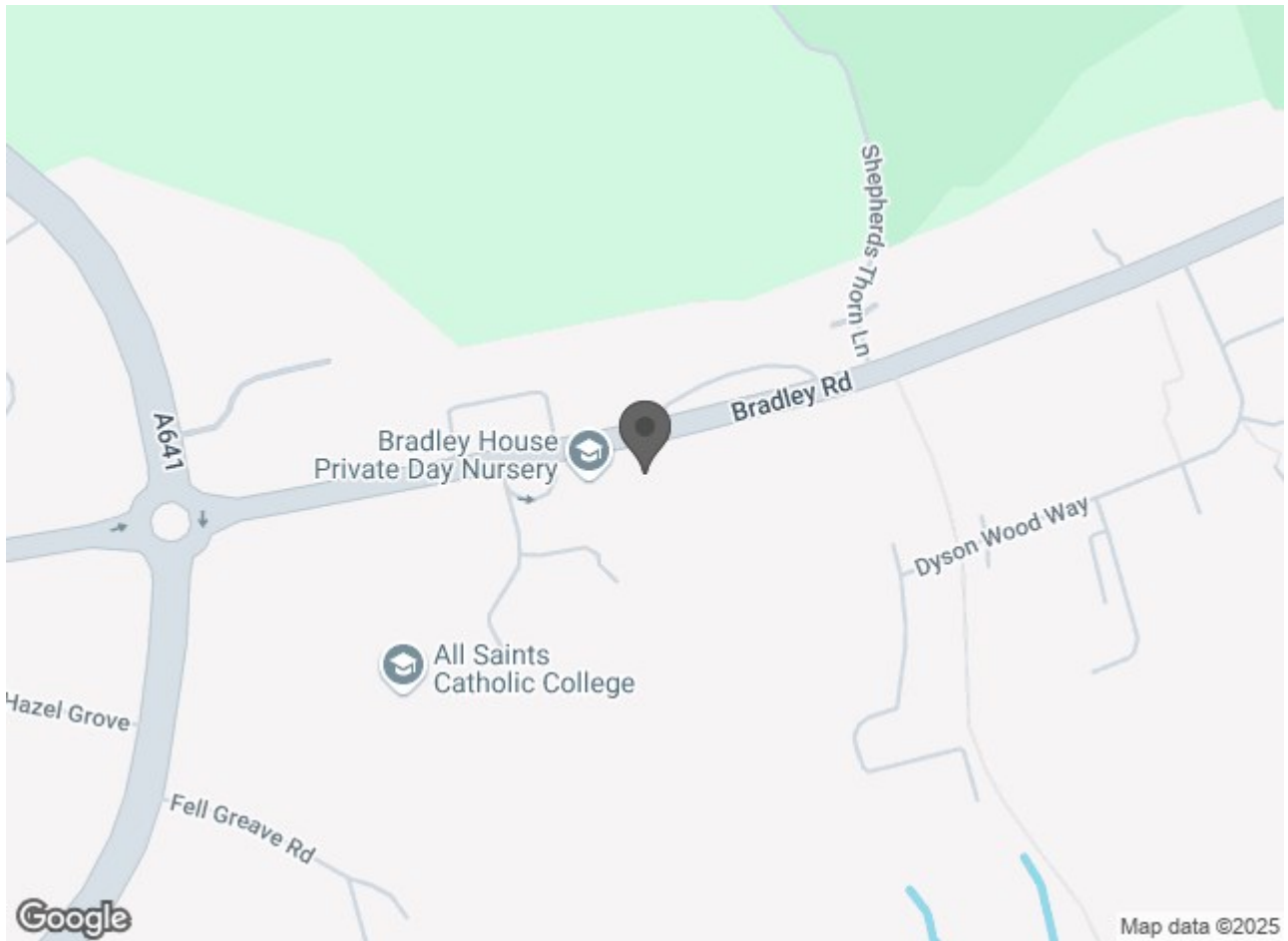
The property has a gas-fired central heating system and uPVC glazing.

Tenure

The vendor informs us that the property is freehold.

Bradley Road, Bradley Huddersfield,

Directions



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DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**