

Terrain Map



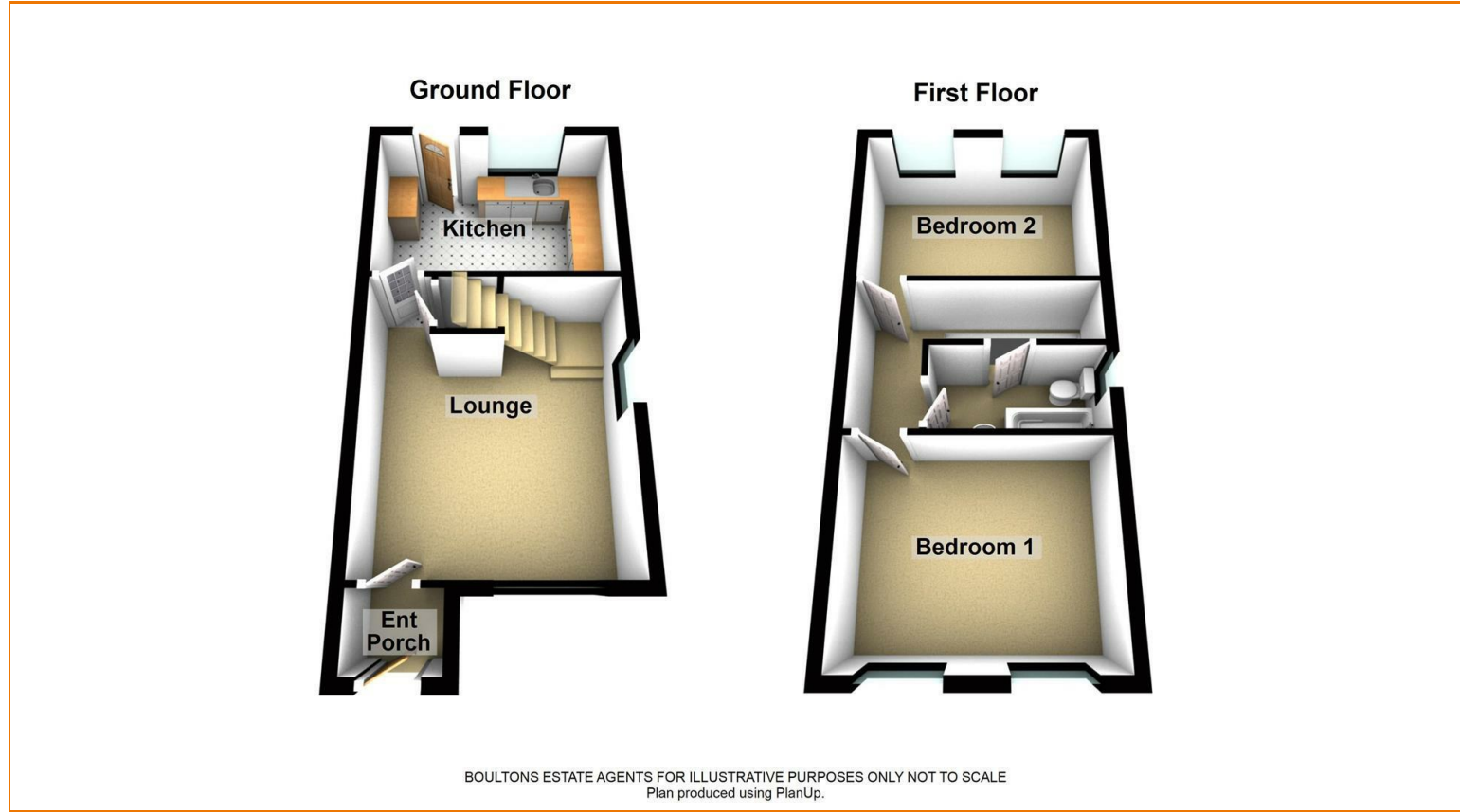
Hybrid Map



Terrain Map



Floor Plan



BOULTONS



Connaught Fold

Bradley, Huddersfield, HD2 1RB

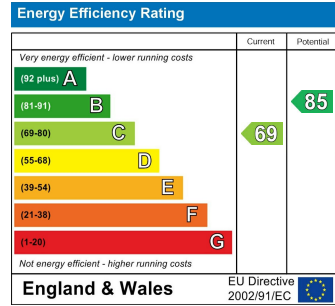
Offers Around £200,000

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Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



CHARTERED SURVEYORS



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Connaught Fold

Bradley, Huddersfield, HD2 1RB

Offers Around £200,000



*** ATTENTION FIRST TIME BUYERS & YOUNG PROFESSIONALS *** NO UPPER CHAIN ***
**** MOVE IN READY *** EXCLUSIVE LEISURE FACILITIES *** PERFECT COMMUTER BASE ***

A modern end townhouse with two double bedrooms occupying a cul-de-sac position on this popular and established residential development which enjoys the benefits of exclusive and mandatory leisure facility membership.

Boasting an excellent position for local and regional commuters with Huddersfield town Centre, Brighouse town centre, and Halifax Town Centre all within easy reach along with wider regional centres via the M62.

Property also benefits from an enclosed rear garden and single garage along with well presented internal accommodation which is well appointed with modern fixtures and fittings to include: entrance porch lounge, breakfast kitchen, two double bedrooms and a modern house bathroom. As you would expect from a property of this standard there is a gas fire central heating system and sealed unit double glazing to be found.

The Property is offered with no onward chain making the whole process a smoother and easier transition into your new home. Call now to arrange a viewing.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH 4'1" x 3'4"

Accessed via a composite door with leaded and double glazed inset panel, an internal glazed door leads through to the lounge. There is cloaks hanging and a central heating radiator.

LOUNGE 14'1" x 12'9"

With uPVC double glazed windows to the front and side elevations. Boasting an attractive feature media wall and fireplace with electric, log-effect fire and provision for media connectivity. There is decorative coving, a central heating radiator and a staircase rising to the first floor.

INNER LOBBY 3'6" x 2'10"

With cupboard storage beneath the stairs and access to the kitchen at the rear via a glazed internal door.

KITCHEN 12'5" x 8'9"

Fitted with a range of wall and base units in a maple design with stainless steel bar handle trim and slate effect working surfaces which incorporate a stainless steel inset sink unit and drainer with mixer tap over. The kitchen is further equipped with a four ring gas hob, oven beneath and stainless steel extractor hood over along with part tiled splashbacks surrounding the preparation areas, provision for additional white goods and plumbing for a washing machine. There is a central heating radiator, tiled flooring, a uPVC double window to the rear elevation overlooking the rear garden and a uPVC double glazed rear door with privacy glass inset giving access to the exterior of the property and garden.

FIRST FLOOR

BEDROOM 1, front 12'9" max x 8'10" plus entrance

With fitted wall to ceiling mirror fronted robe, dresser, radiator and two uPVC double glazed windows positioned to the front elevation.

BEDROOM 2 12'8" x 8'8"

With two uPVC double glazed windows to the rear elevation and a central heating radiator.

BATHROOM 9'10" x 4'11"

Fitted with a white three piece suite comprising low flush wc, pedestal hand wash basin with mixer tap over and a panel bath with a centre mixer tap and shower over along with a glass splashscreen and part tiled splashbacks. There is a uPVC double glazed window to the gable end of the property with privacy glass inset and a heated towel rail.

LINEN/BOILER CUPBOARD

Extending over the stairs where the combination boiler will be found.

LANDING

With a loft hatch allowing access to the roof void (not inspected at the time of the appraisal).

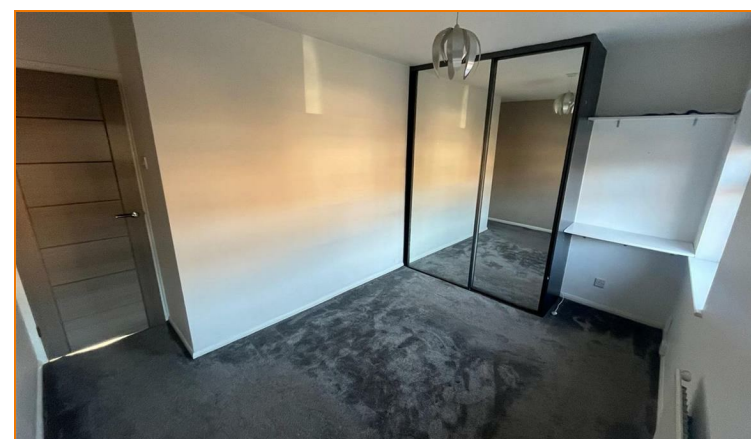
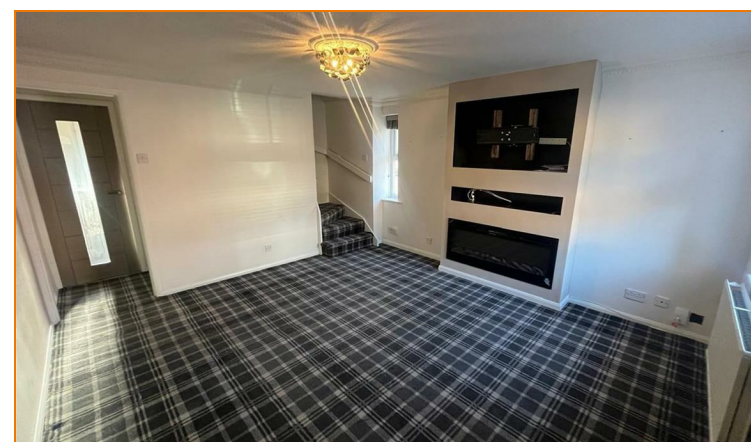
OUTSIDE

Driveway to the front of the property and to the rear is an enclosed, low maintenance, patio style garden and a single garage, accessed via a secure gated walkway.

GARAGE

An end of row single garage measuring 5.21 m x 2.66.

COUNCIL TAX BAND C



TENURE

We understand that the property is a freehold arrangement, this should be checked during the conveyancing process. There is a compulsory charge for the Leisure Centre of circa £50 PCM.

USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

