

BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029



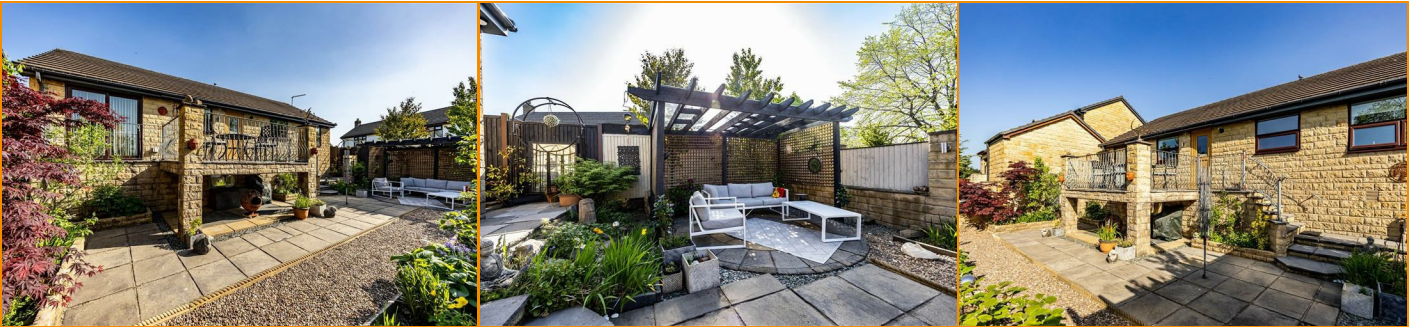
For illustration Purposes Only, Not To Scale
Plan produced using PlanUp.
29 Bent Lea, Huddersfield



29 Bent Lea
Bradley, Huddersfield, HD2 1QW

Offers Around £350,000

3 2 2 D



CHARTERED
SURVEYORS



AUCTIONEERS



ESTATE
AGENTS



VALUERS



LETTING AND
MANAGEMENT
SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS



This beautifully presented detached true bungalow is a true gem having been comprehensively upgraded, ensuring it is “move-in ready” and sure to please the most discerning of buyers.

Boasting three spacious double bedrooms (master with en-suite) and 2 comfortable reception rooms, this bungalow offers ample space for families or those seeking a comfortable retirement home.

One of the standout features of this property is the generous driveway and attached twin/double garge, which is a rare find in such a desirable location, especially for a bungalow. At the rear of the property is an attractive aspect to be enjoyed elevated sun terrace.

With its modern upgrades and thoughtful design, this bungalow is highly recommend for viewing in order to fully appreciate all that this property has to offer. Don't miss the opportunity to make this delightful bungalow your own.

ACCOMMODATION

RECEPTION HALL

10'5" x 5'2"

Accessed via a contemporary, composite front door in a light oak, wood grain style. There is a useful cloaks cupboard storage, decorative coving, contemporary column style radiator and a Nordic grey style laminate floor covering.

LOUNGE

16'4" x 11'5"

A spacious and well presented room with the focal point being an electric fire within a Portugese limestone surround and with ambient lighting. There is a uPVC double glazed window positioned to the front elevation in a light oak effect wood grain style and two central heating radiators with decorative covers. Open plan in design and adjacent to the formal dining room.

DINING ROOM

9'6" x 8'6"

With an attractive outlook via the sliding patio doors which give access to the garden. There is a central heating radiator and a serving hatch to the kitchen.

BREAKFAST KITCHEN

12'9" x 9'6"

Fitted with a range of wall and base units with oak door fronts and complementary quartz effect working surfaces. There is a breakfast bar seating area and the kitchen is further equipped with a four ring gas hob, fitted oven and microwave along with a stainless steel inset sink with mixer tap over. Concealed within one of the cupboard units is the Worcester combination boiler and there is also plumbing for a dishwasher and provision for a tallboy fridge freezer. To the rear elevation is a uPVC double glazed window taking in the attractive aspect and there is a matching double glazed light oak effect wood grain style stable door giving access to the rear garden.

BEDROOM 1

11'5" x 10'9"

Fitted with a range of contemporary bedroom furniture which includes floor to ceiling robes with contemporary detail and mirrored doors providing a range of hanging and shelving in a contrasting cream and timber design along with inset drawer units, matching bedside cabinets and additional wardrobes. There is a central heating radiator and a uPVC double glazed window in a light oak wood grain effect style. An internal doors leads to the en suite.

EN SUITE SHOWER ROOM

6'6" x 5'10"

Fitted with a vanity basin, low flush wc and shower cubicle, ceiling extractor fan, heated towel rail, complementary tiled splashbacks, contrasting slate effect floor covering and an aqua-board style finish to the ceiling.

BEDROOM 2

12'9" x 9'6"

Enjoying an attractive outlook to the rear via the uPVC double glazed window. There is a central heating radiator and fitted bedroom furniture which comprises two separate double wardrobes and single robe, providing a range of hanging and shelving.

BEDROOM 3

12'9" x 7'10"

Also at the rear and enjoying the aforementioned views via the uPVC double glazed window, central heating radiator. In keeping with the remainder of the property, also in good decorative order.

HOUSE BATHROOM

7'10" x 6'6"

Fitted with a white three piece suite with mixer tap and shower over the bath and a splashscreen, vanity hand wash basin with mixer tap over and a low flush wc. There is A ceiling extractor fan, complementary tiling to the walls and a tiled floor covering, heated towel rail and a uPVC double glazed window with privacy glass inset.

OUTSIDE

To the front of the property, a double width resin driveway providing off road parking and leading to the twin garage.

To rear of the property are landscaped gardens including patio seating areas and perimeter pathways. The showpiece of the garden directly behind the dining room, enjoying an elevated position is balcony/sun terrace with wrought iron railings and attractive views. There are further areas at low level for seating, including a gazebo and circular heritage style patio which provides excellent levels of privacy further enhanced by planted pockets and beds and established borders.

TWIN GARAGE

17'8" x 17'8"

With a convenience door to the rear allowing easy access to the rear of the property and garden areas. The garage has plumbing for a washing machine, up and over remotely operated twin doors, power and light together with additional storage in the roof void which is accessed via loft hatch with a wooden drop down loft ladder.

COUNCIL TAX. BAND D.

TENURE

We understand that the property is a freehold arrangement, this should be confirmed during the conveyancing process.

AGENTS NOTES

Additionally you will be pleased to know that there is a burglar alarm system which is serviced annually. This is in addition to security lighting and there is also ambient lighting throughout the lower garden,. The Worcester Bosch boiler is also on an annual service record.

