

# BOULTONS

54 JOHN WILLIAM STREET  
HUDDERSFIELD  
HD1 1ER  
01484 515029



10 The Green  
Bradley, Huddersfield, HD2 1QB

Offers Around £235,000

2 1 1 D



10, The Green

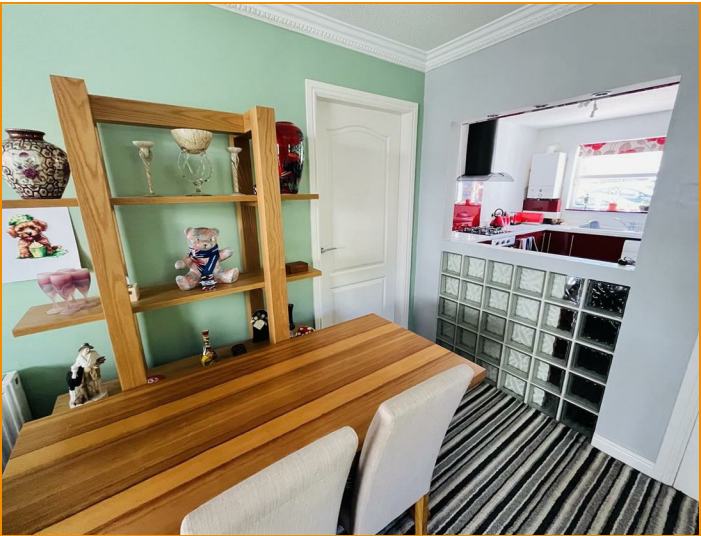
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Copyright V360 Ltd 2017 | [www.houseviz.com](http://www.houseviz.com)



[sales@boultonsestateagents.co.uk](mailto:sales@boultonsestateagents.co.uk) • [www.boultonsestateagents.co.uk](http://www.boultonsestateagents.co.uk)

Registered in England no: 3604647 • Regulated by RICS





This superb ground floor apartment offers a delightful living experience. With two well-proportioned bedrooms and a comfortable reception room, this property is perfect for individuals, professionals and downsizers.

One of the standout features of this apartment is the stunning enclosed gardens, providing a serene outdoor space for relaxation and enjoyment. The property has been thoughtfully extended with a conservatory, allowing for an abundance of natural light and a seamless connection to the beautiful garden. This additional space is ideal for entertaining guests or simply unwinding after a long day.

Residents will also benefit from exclusive access to a leisure centre, enhancing the lifestyle on offer. Whether you are looking to stay active or simply enjoy the amenities, this feature adds significant value to the property.

Given its appealing attributes and prime location, viewing this apartment is essential. It presents a wonderful opportunity for those looking to embrace a comfortable and stylish living environment in Huddersfield. Don't miss the chance to make this lovely apartment your new home.

#### ACCOMMODATION

##### ENTRANCE HALL

8'8" x 2'10"

Accessed via a composite double glazed front door, with access to the lounge/diner and further passage to the kitchen, you will find a central heating radiator with decorative cover.

##### KITCHEN

12'0" x 8'2"

Fitted with a range of contemporary wall and base units in a high gloss finish with stainless steel bar handle trim and attractive quartz effect working surfaces which incorporate a four ring gas hob and inset sink unit with draining board and mixer tap. The kitchen is further equipped with a fitted oven, extractor canopy over the hob and plumbing for a washing machine. There is also a wall mounted Ideal Classic 2 combination boiler, a uPVC double glazed window positioned to the front elevation, tile effect floor covering, central heating radiator and a large open plan serving hatch adjacent to the dining area which allows a social day to day living arrangement and plenty of borrowed natural light between the two rooms.

##### LOUNGE/DINING AREA

18'10" x 12'8"

Enjoying excellent levels of natural light via the a uPVC double glazed windows and sliding patio doors which provide easy passage to the conservatory. In keeping with the remainder of the property, this reception room is in good decorative order and has a central heating radiator, useful cupboard storage space and an attractive, log effect gas stove sat atop a marble hearth. Decorative coving, ceiling rose and access to the conservatory.

##### CONSERVATORY

8'5" x 10'11"

Part wall and uPVC double glazed in construction with French doors leading out to the garden, a central heating radiator, tile floor covering and a beautiful outlook over the surrounding gardens.

##### BEDROOM 1

12'5" x 10'9" plus the entrance

A generously proportioned double bedroom in good decorative order, with a uPVC double glazed window overlooking the rear garden, central heating radiator.

##### BEDROOM 2

9'10" x 11'9"

Enjoying good levels of natural light via the uPVC double glazed window positioned to the front elevation overlooking the Green, central heating radiator and also in good decorative order.

##### BATHROOM

7'3" x 6'0"

Fitted with a white three piece suite comprising P shaped panel bath with corner mixer tap and fitted shower over. There is a matching curved glass splash screen, pedestal hand wash basin with mixer tap, tiled splash backs and a low flush wc, Heated towel rail, fitted medicine cupboard and extraction unit.

##### INNER HALL

6'0" x 4'8"

With a beech effect laminate floor covering and useful, generous sized, cupboard storage.

##### OUTSIDE

Communal grounds and designated parking space for the apartment in addition to ample visitor parking area. To the rear is an extensive and very well stocked garden, established with an array of planted pockets and beds, rockery, raised planters proving year round colour and scent. There is also an attractive summerhouse and decked area along with a patio seating area and garden storage.

##### TENURE

Leasehold. 999 years from August 2015. £15 PCM service charge plus.

##### AGENTS NOTES

[Https://www.woodlandglade.co.uk/](https://www.woodlandglade.co.uk/)

The Woodland Glade residential complex was developed in the 1990's which is now long established and all the properties surround a leisure centre which provides the hub of the community, ideal for young families and busy professionals alike.

This exclusive development enjoys mandatory membership of the leisure facilities which are only a short walk away from the the subject property. There is a charge of £54 per month for the leisure centre and which features: playgrounds, tennis and squash courts, a 3G 5 a side football pitch, gymnasium facilities and regular exercise clubs, together with a private luxury swimming pool.

The smartly appointed function suite has a licensed bar and serves as the centre for daily activities and is also available for hire. The centre is also appointed with plasma screens along with Wi-Fi and internet access.

Woodland Glade is set in a beautiful landscape with Screamer Wood directly behind the property, which is a densely wooded area full of ancient trees reputedly dating back to back to 1177. There is a protection order on the woodland and to preserve to aesthetic and environment pleasantries on the close (the cul de sac) the trees in front of the property and alongside the road are also protected by preservation orders also.

Ideal for professionals, with road and rail infrastructure easily accessible for the daily commute. Junctions 24 and 25 of the M62 motorway are just a short drive by car. Huddersfield is three miles, Leeds sixteen and Manchester twenty-eight miles away.

Some of the images within the marketing material show the leisure centre.

