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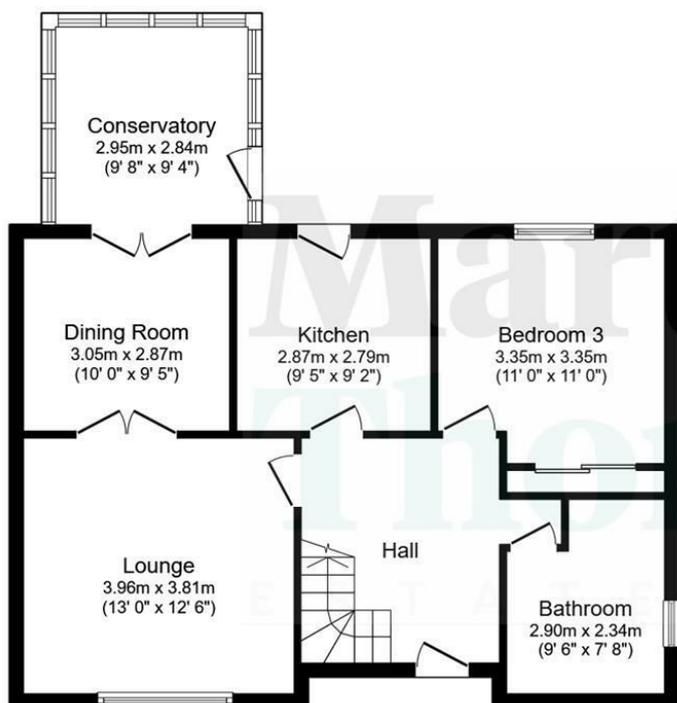
Bradley Grange Gardens, Bradley Huddersfield,

**Offers in the region of
£270,000**

This three bedroom detached family home enjoys a cul-de-sac location, standing amongst other detached properties, in this well-regarded and highly accessible location. It offers a certain amount of flexibility, with ground floor and first floor bedrooms, but requires a programme of updating, which offers purchasers an opportunity to redesign and modernise to their own requirements. The property enjoys a no-through-road position and has the advantage of no chain involvement. The accommodation comprises an entrance hallway, living room, separate dining room, conservatory, kitchen, ground floor double bedroom and bathroom. On the first floor, there are two double bedrooms, one of which has an en suite WC. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, there is a driveway, an integral garage and gardens to the front and rear. The property would be an ideal commuting base for the nearby M62, as well as public transport, railway networks and local amenities.

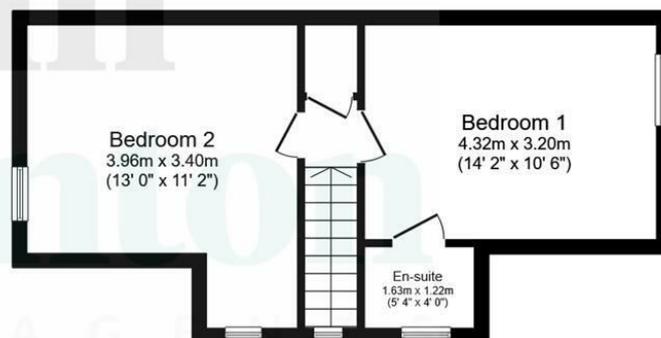
Bradley Grange Gardens, Bradley Huddersfield,

Floorplan



Ground Floor

Floor area 71.7 sq.m. (772 sq.ft.)



First Floor

Floor area 35.5 sq.m. (383 sq.ft.)

Total floor area: 107.3 sq.m. (1,155 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

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Details



Entrance Hallway

A uPVC entrance door leads into the hallway, which has a staircase leading to the first floor with a storage cupboard beneath. There is oak style laminate flooring and a radiator.



Kitchen

The kitchen has wall cupboards and base units with working surfaces and a stainless steel sink unit. It has space for a range style cooker with a filter hood above. There is plumbing for an automatic washer, along with a continuation of the oak effect laminate flooring, a rear uPVC window and a stable style door. Beneath the breakfast bar is a radiator.



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Details



Living Room

This is a good-sized reception room positioned at the front of the property with a broad uPVC window overlooking the garden. There is a timber fire surround with a marble finish, inlay and hearth, home to a living flame effect gas fire. The room has coving to the ceiling and a radiator. Timber and glazed doors lead through to a separate dining room.



Dining Room

This room is positioned at the rear of the property and has uPVC French doors through to the conservatory. There is also a radiator. Buyers may decide to incorporate this room and the kitchen to create a large, open-plan dining kitchen.



Conservatory

This room is uPVC glazed with a door out into the garden. It is a multipurpose space and has a radiator.



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Bedroom Three

This ground floor double bedroom has built-in wardrobes and high level storage cupboards. It has a rear uPVC window and a radiator.



Bathroom

The ground floor bathroom has a corner bath with a shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. There is a separate shower cubicle with a tiled interior and a wall-mounted shower fitting. To the side elevation, there is a uPVC window. The room also has a radiator.



First Floor Landing

From the entrance hallway, a staircase rises to the first floor landing. It has a useful storage cupboard, housing the Worcester boiler for the central heating system and a radiator.

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Bedroom One

This double bedroom has access to useful storage within the eaves, along with a side uPVC window and a radiator. It has the advantage of an en suite toilet.



En Suite Toilet

This room has a hand basin with storage cupboards below and a low-level WC. There is an opaque uPVC window and a radiator.



Bedroom Two

This double bedroom has access to useful storage within the eaves. It enjoys a dual aspect with uPVC windows to the front and side elevations, along with a radiator.



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External Details

The property enjoys a cul-de-sac setting and has a perimeter wall, shrubs and bushes and a shaped lawn with rockery areas. A driveway provides parking and access to a garage. At the side of the garage, a timber gate gives access to the rear garden. The garden is a major selling feature of the property and enjoys a southerly aspect, meaning it can be a real sun trap. There are paved seating areas, a lawn and rockeries, along with several timber sheds and a greenhouse.



Garage

The garage has an up-and-over door.

Tenure

The vendor informs us the property is Freehold.

Bradley Grange Gardens, Bradley Huddersfield,

Directions

