

bramleys

For Sale

109 BRADLEY ROAD
BRADLEY
HD2 1QU

RESIDENTIAL SALES

£180,000



- SEMI DETACHED TRUE BUNGALOW
- 2 RECEPTION ROOMS
- WELL PROPORTIONED GARDENS
- 4 PIECE BATHROOM
- DRIVEWAY AND GARAGE
- ACCESS TO HUDDERSFIELD AND BRIGHOUSE



This 2 double bedroom semi detached true bungalow benefits from well proportioned gardens to the front and rear, driveway providing ample off road parking and a single garage. Internally there is gas fired central heating, uPVC double glazing, 2 reception rooms, 2 double bedrooms and a 4 piece bathroom suite. Located in Bradley, the property is handily positioned for access to Huddersfield town centre, Brighouse and the M62 motorway network. The property would make an ideal purchase for those looking to downsize and must be viewed to appreciate the size of accommodation on offer. Energy Rating: D

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

Having a loft access point and further access into:-

Kitchen

2.24m x 3.07m (7'4" x 10'1")

Having dual aspect windows to both the side and rear elevation. The kitchen has a comprehensive range of wall and base units with working surface over, sink with drainer and mixer tap, space for an automatic washing machine, integrated fridge, 4 ring gas hob and electric oven. There are tiled splashbacks, central heating radiator and useful larder cupboard.



Dining Room

4.14m x 2.57m (13'7" x 8'5")

Accessed from the kitchen and having double doors which give access to the lounge. This room has a uPVC double glazed window overlooking the rear garden and a central heating radiator.



Lounge

3.76m x 4.14m (12'4" x 13'7")

Positioned to the rear of the property, having patio doors which give access to the rear garden, 2 central heating radiators and a gas fire set within a wooden surround and mantel.



Bedroom 1

4.17m x 3.78m (13'8" x 12'5")

Having a central heating radiator, uPVC double glazed window and 4 door wardrobe with sliding mirrored fronts.



Bedroom 2

3.20m x 3.02m (10'6" x 9'11")

Having a uPVC double glazed window, central heating radiator and fitted wardrobes.



Bathroom

Furnished with a 4 piece coloured suite incorporating low flush WC, panelled bath, vanity sink unit and separate shower cubicle. There is a uPVC double glazed window, a central heating radiator and tiled walls.



OUTSIDE:

To the front of the property there is a driveway leading to a single detached garage with parking for a number of cars. To the rear there is a well proportioned lawned garden with mature shrubs, trees, flower beds, garden shed and greenhouse.



COUNCIL TAX BAND:

C

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

VIEWING:

Contact the agents.

MORTGAGES:

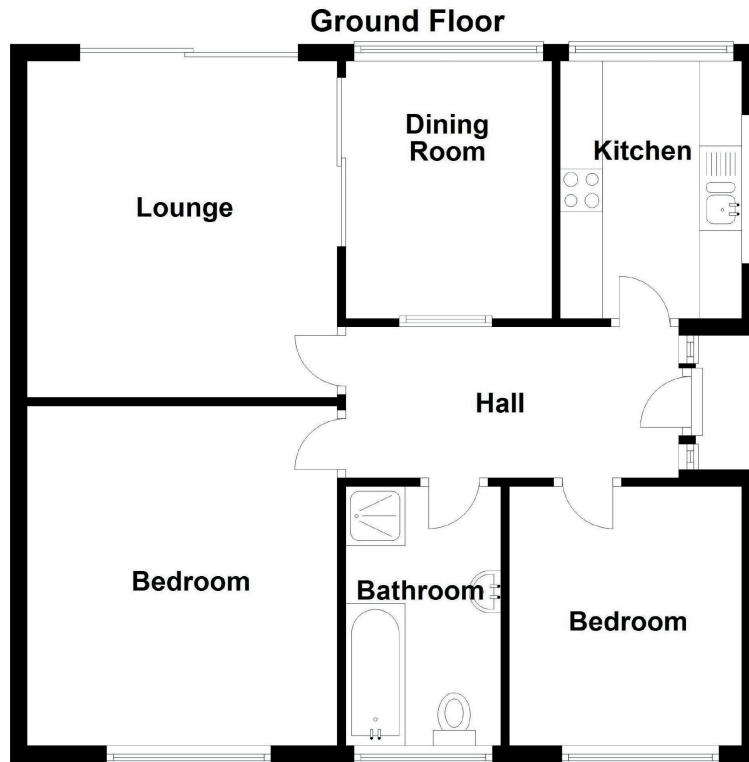
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

ON-LINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

Leave Huddersfield via Bradford Road (A641), passing through the traffic lights at Hillhouse and Fartown Bar. Continue along Bradford Road and at Asda continue straight ahead at the roundabout. At the next roundabout take the third exit into Bradley Road, proceed down the road for approximately 1 mile. The property will be found on the right hand side identified by a Bramleys for sale board.



Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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