



Bradley Mills Road, Huddersfield, HD5 9PT

TWO BEDROOM TERRACE PROPERTY | SPACIOUS LIVING ACCOMMODATION

OFF ROAD PARKING TO REAR | NEWLY FITTED BATHROOM

WALKING DISTANCE TO HUDDERSFIELD TOWN CENTRE

EASY COMMUTE TO M62 MOTORWAY NETWORK | GARDENS TO FRONT AND REAR | GCH DG

Guide Price: £79,950

HUNTERS[®]
HERE TO GET *you* THERE

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Call FastMove on 03333 232199 7 days a week till 9pm. This is the perfect opportunity for the First Time Buyer or Buy To Let Investor and is definitely larger than you expect.

This well presented 2 bedroom property located on the fringes of Huddersfield town centre is ready and waiting for you to move into. Boasting off road parking to the rear, gardens front and back, modern décor throughout including a newly fitted bathroom. Furthermore the property benefits from Gas Fired central heating and uPVC double glazing. The property is close to all local amenities, good public transport links with easy access to Huddersfield. Property briefly comprises of lounge, kitchen, two bedrooms and bathroom. Viewings are highly recommended.

LOUNGE

4.29m (14' 1") x 4.29m (14' 1") (4.29m (14' 1") x 4.29m (14' 1"))

Double Glazed door leads you into a spacious reception room. The room feels bright and airy with a large D/G window to the front aspect allowing excellent sources of natural light to come through. This room benefits from original wooden floor, feature fireplace 2 wall mounted radiators with internal door to kitchen and staircase leading to first floor.



KITCHEN DINING ROOM

3.43m (11' 3") x 3.25m (10' 8") (3.43m (11' 3") x 3.25m (10' 8"))

A well designed dining kitchen with an array of wall and base units fitted adding plenty of storage with complimentary work surfaces tiled floor and splash back tiles to wall. Comprises of single stainless steel sink, drainer and mixer tap, integrated electric oven with 4 ring gas hob and overhead extractor, UPVC window wall mounted radiator and door leading to rear garden. This room also benefits from a useful storage cupboard/pantry which houses the house boiler and fridge freezer



LANDING

Having a uPVC double glazed window.

BEDROOM ONE

4.22m (13' 10") max. / 2.77m (9' 1") min. x 4.32m (14' 2") max. (4.22m (13' 10") max. / 2.77m (9' 1") min. x 4.32m (14' 2") max.)

Spacious master bedroom which benefits from a large uPVC window to the front elevation. and wall mounted radiator.



BEDROOM TWO

2.36m (7' 9") x 2.84m (9' 4") (2.36m (7' 9") x 2.84m (9' 4"))

Plenty of space for a bed and bedroom furniture. Having a wall mounted radiator.

BATHROOM

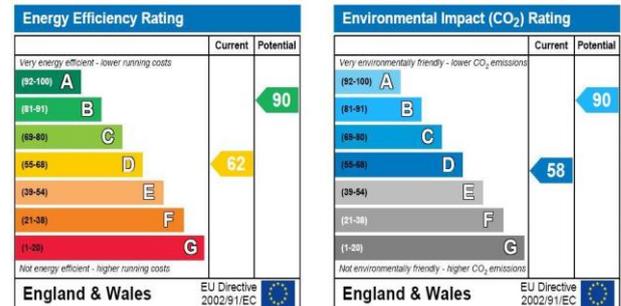
Beautifully presented modern family bathroom, furnished with a 3 piece white suite which comprises of panelled bath with electric shower over, low flush WC, pedestal wash basin. The walls and floor are fully tiled, the room also benefits from a heated towel rail and frosted D/G.



EXTERIOR

Access to the front of the property is gained down a private path and gate. To the front of the property there is a low maintenance front garden with slate chips. To the rear there is quite and private decked garden perfect for entertaining. Steps then lead to the secure off road parking.

ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday 9-5.30
 Tuesday 9-5.30
 Wednesday 9-5.30
 Thursday 9-5.30
 Friday 9-5.30
 Saturday 9-1.00
 Sunday closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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