



2 WOODHILL FOLD
Bury, BL8 1UY
£250,000

2 WOODHILL FOLD

Property at a glance

- DETACHED TRUE BUNGALOW
- TWO DOUBLE BEDROOMS
- CLOSE TO BURRS COUNTRY PARK
- FREEHOLD
- DETACHED GARAGE & DRIVEWAY
- NEW BOILER FITTED OCTOBER 2025

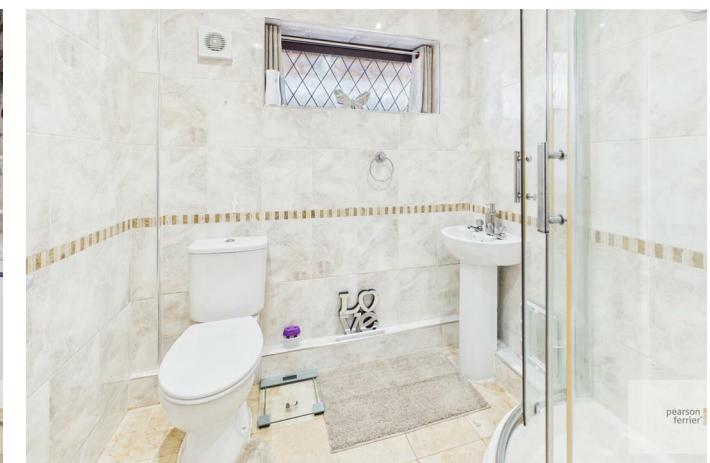
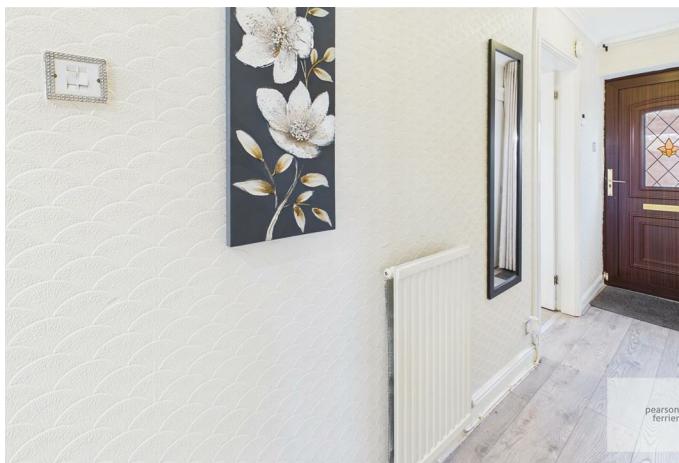
Beautifully presented two double bedroom, FREEHOLD detached true bungalow located just off Brandlesholme Road. The location offers excellent access and transport links to Bury town centre with local shops, schools being close by with Burrs country park & the Kirklees Nature trail being on your door step. The property also benefits from a newly fitted Baxi combination boiler with a 10 year guarantee which was fitted in October 2025. In brief the property comprises of: Entrance hall, lounge, kitchen/diner, two double bedroom and family shower room. Externally there are low maintenance gardens to the front, side & rear, with detached garage & driveway providing off road parking.

Tenure - Freehold

EPC - D

Council Tax Band - C







Approximate total area⁽¹⁾
68.6 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Very energy efficient - lower running costs	Current		Potential				
	(92 plus) A	(81-91) B	(71-80) C	(61-70) D	(51-60) E	(41-50) F	(31-40) G
Very energy efficient - lower running costs		73		G1		73	

England & Wales EU Directive 2002/91/EC

Very environmentally friendly - lower CO ₂ emissions	Current		Potential				
	(92 plus) A	(81-91) B	(71-80) C	(61-70) D	(51-60) E	(41-50) F	(31-40) G
Very environmentally friendly - lower CO ₂ emissions		G		G		G	

England & Wales EU Directive 2002/91/EC

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