



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 218 Park Lea, Huddersfield, HD2 1GR

**Offers Over £110,000**

**\*NO CHAIN AND VACANT POSSESSION\*** **\*CHARMING BUNGALOW\*** **\*ENJOYING A PLEASANT CUL-DE-SAC POSITION\*** set amongst similar style bungalows in this set back location is this one bedroom true bungalow with gardens to front and rear with off road parking and woodland aspect. This property would make an excellent purchase for an array of buyers looking for one level accommodation. Situated in this popular area of Bradley being close to all local amenities, bus routes and schools with easy access to the M62 motorway networks to Leeds and Manchester, within easy access to Huddersfield town centre. Accommodation comprises of:- Entrance door leads to a vestibule and hallway, kitchen, l-shaped lounge and one double bedroom with a house bathroom, there is also storage and a loft hatch. Externally the property offers tarmac driveway, gravelled and flagged patio garden, to the side paved path lead to a rear garden. Viewing is highly recommended. Please telephone ADM Residential on 01484 644555 to arrange a viewing, this property is not to be over looked! (possible room to extend or convert to the two bed) Add your own stamp!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



### ENTRANCE DOOR/VESTIBULE



Entrance door leads onto this vestibule, with uPVC windows to both sides, door leads to:

### L-SHAPED HALLWAY



A reception hallway with doors leading to:

### KITCHEN 8'8 x 6'4 (2.64m x 1.93m)



A kitchen with uPVC windows overlooking the rear aspect. Kitchen comprising of a matching range of wall and base units with complementary work surfaces and inset sink unit with drainer and mixer tap. Gas cooker point and a stainless steel extractor hood over. There is plumbing in situ for automatic washing/dryer, finished with tiled effect vinyl flooring:

### BATHROOM 6'5 x 6'1 (1.96m x 1.85m)



A fully tiled, modern three piece bathroom suite in white with chrome effect fitting. Consisting of a panelled bath with overhead shower attachment, splash screen, hand wash basin with mixer tap and a low level flush WC. Finished with vinyl tiled effect flooring and wall mounted gas central heated radiator:

## L-SHAPED LOUNGE 16'9 x 9'9 (5.11m x 2.97m)



A well appointed, L-shaped lounge with a patio doors leading to the rear patio, providing ample natural light, covered ceiling, telephone and television points, wall mounted featured radiator:

## BEDROOM ONE 12'8 x 8'6 (3.86m x 2.59m)



Set the the rear aspect is this large double bedroom with uPVC windows over looking the rear garden and woodland beyond, useful walk-in and wall mounted gas central heated radiator:

## EXTERNALLY



Externally the property benefits from ample off road to the front aspect parking via tarmac driveway for one vehicle, flagged area, and gravelled patio with a further flagged area. access to the side passageway which provides access to

the rear flagged garden with flagged and crazy paved patios, mature conifer and flower beds. There is also a weather shed, it's a perfect location to chill in the summer months:

## PARKING



Off road parking:

## FURTHER PHOTOS



## FURTHER INFORMATION



Enjoying a PLEASANT CUL-DE-SAC POSITION, amongst similar style bungalows which are set back from the main flow of traffic, the property would make an excellent purchase for those looking for an affordable TRUE BUNGALOW on a level plot. GAS FIRED C/H and uPVC D/G, WELL TENDED ENCLOSED GARDENS with a DELIGHTFUL OPEN BACK-DROP and DRIVEWAY providing

OFF-ROAD PARKING. Available with NO VENDOR CHAIN, an early viewing is strongly advised.

### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.

### **Council Tax Bands**

The council Tax Banding is "A"

Please check the monthly amount on the Kirklee Council Tax Website .

### **Tenure**

This property is ( FREEHOLD )

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8200-8977-0322-5296-5503>

### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **DISCLAIMER**

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in

metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

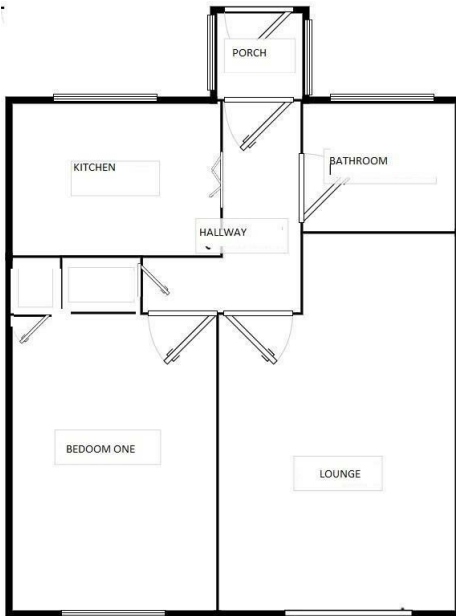
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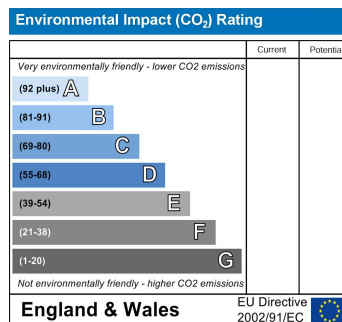
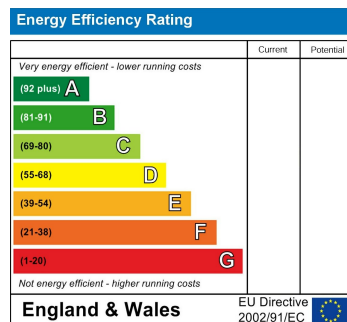
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## Floor Plan



## Energy Efficiency Graph



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