

BOULTONS

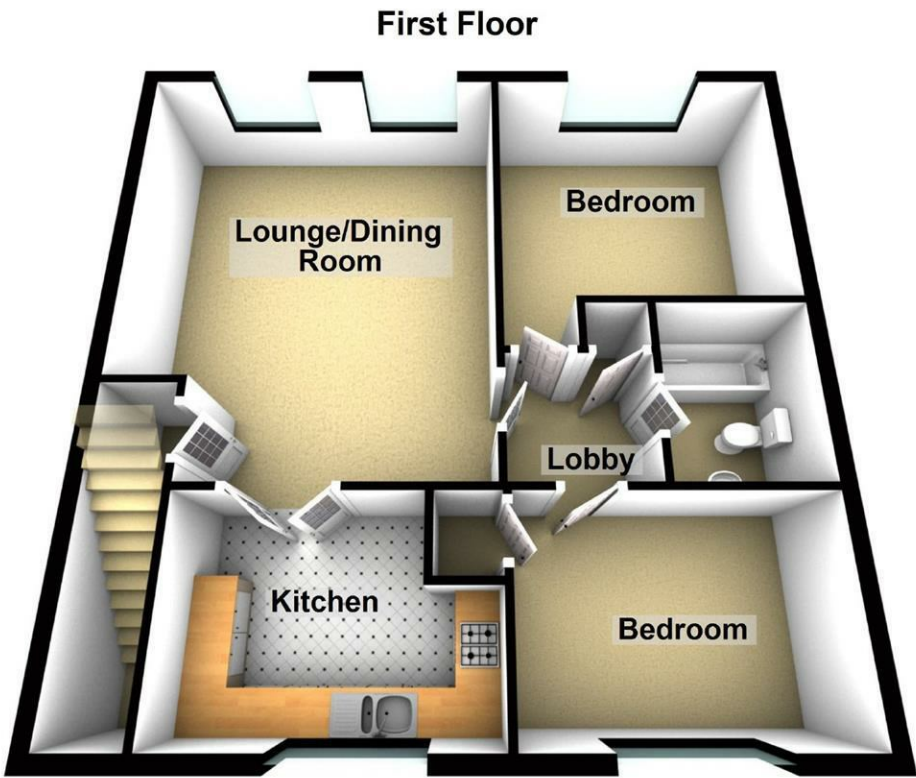
54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029



8 The Green
Woodland Glade Bradley, Huddersfield, HD2 1QB

£145,000

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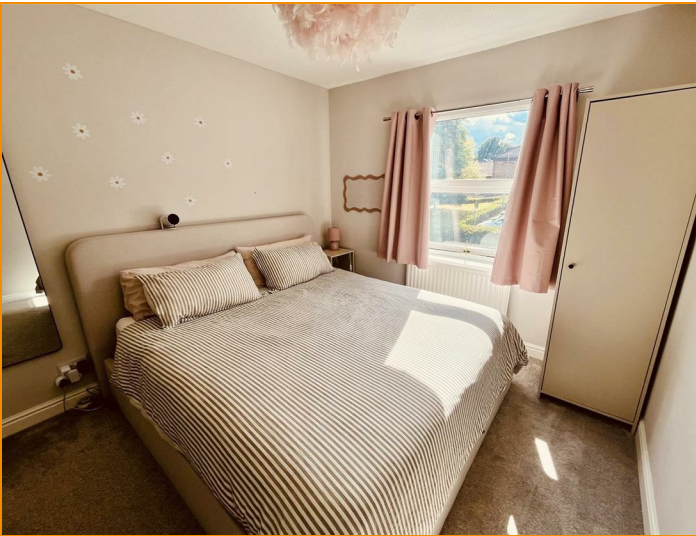


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Nestled in the SOUGHT AFTER location of The Green, Woodland Glade in Bradley, Huddersfield, this DELIGHTFUL first-floor apartment presents an excellent opportunity for a variety of buyers. This modern purpose built apartment boasts a contemporary design and is offered with no upper chain, making it an ideal choice for those looking to move in swiftly.

The apartment features a spacious reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. With two well-proportioned bedrooms, this home is suitable for individuals, couples, or small families. The bathroom is in keeping with the remainder of the property also modern, ensuring a "move in ready" product.

One of the standout features of this property is the allocated parking space, a valuable asset in today's busy world. Additionally, residents will appreciate the close proximity to an exclusive residents health club and leisure centre, promoting an active lifestyle right on your doorstep.

The location is particularly advantageous for those commuting, as it offers easy access to various business centres across West Yorkshire and the M62 motorway network, making travel straightforward and efficient.

Whether you are a first-time buyer, looking to downsize, or considering a buy-to-let investment, this apartment is a fantastic option. With its modern amenities and prime location, it is sure to attract interest. Do not miss the chance to make this charming property your new home.

GROUND FLOOR

ENTRANCE HALL

Accessed via the main entrance door, the entrance hall has a radiator and a staircase rising to the first floor landing.

FIRST FLOOR

LANDING

Radiator and doors to the following rooms:

LOUNGE/DINING ROOM

22'8" x 12'9"

An excellent combined reception room providing good space for both relaxing and dining. Having a focal point fireplace with a fitted gas fire, 2 radiators and 2 windows to the rear elevation.

KITCHEN

12'2" x 8'1"

Equipped with a good range of modern units to both base and wall with worktop space over and having a 1½ bowl sink unit with mixer tap. Integrated appliances to the kitchen include a 4-ring gas hob and a built-in electric oven plus cooker hood above the hob. There is also plumbing for automatic washing machine, a wall mounted central heating boiler, windows to the front elevation and a radiator.

BEDROOM 1

13'4" maximum x 12'3"

The principal double bedroom has a window which enjoys a pleasant aspect to the rear and a radiator.

BEDROOM 2

12'1" x 9'4"

The second double bedroom has a useful built-in cupboard, window to the front and radiator.

BATHROOM

7'5" x 6'1"

Fitted with a modern 3 piece white suite comprising panelled bath with thermostatic shower over, pedestal wash hand basin, low level wc, radiator and extractor fan.

INNER LOBBY

Useful built-in cupboard plus separate access to useful loft space.

OUTSIDE

The property has a parking space immediately outside the front of the property.

WOODLAND GLADE

Compulsory and exclusive for residents at a manageable £63 PCM for use of the following:

The Woodland Glade residential complex was developed in the 1990's which is now long established and all the properties surround a leisure centre which provides the hub of the community, ideal for young families and busy professionals alike. This exclusive development enjoys mandatory membership of the leisure facilities which are only a short walk away from the the subject property. There is a charge of £54 per month for the leisure centre and which features: playgrounds, tennis and squash courts, a 3G 5 a side football pitch, gymnasium facilities and regular exercise clubs, together with a private luxury swimming pool.

The smartly appointed function suite has a licensed bar and serves as the centre for daily activities and is also available for hire. The centre is also appointed with plasma screens along with Wi-Fi and internet access.

Woodland Glade is set in a beautiful landscape with Screamer Wood nearby, which is a densely wooded area full of ancient trees reputedly dating back to back to 1177. There is a protection order on the woodland and to preserve to aesthetics and environment.

Ideal for professionals, with road and rail infrastructure easily accessible for the daily commute. Junctions 24 and 25 of the M62 motorway are just a short drive by car. Huddersfield is three miles, Leeds sixteen and Manchester twenty-eight miles away.

Some of the images within the marketing material show the leisure centre.

[Https://www.woodlandglade.co.uk/](https://www.woodlandglade.co.uk/)

EPC RATING C77

COUNCIL TAX BAND C

TENURE

The subject property is a leasehold arrangement. Further information is available upon request via our client's legal representative. 999 year term from 2015, no ground rent and a £15 PCM service charge.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	