

# BOULTONS

Terrain Map



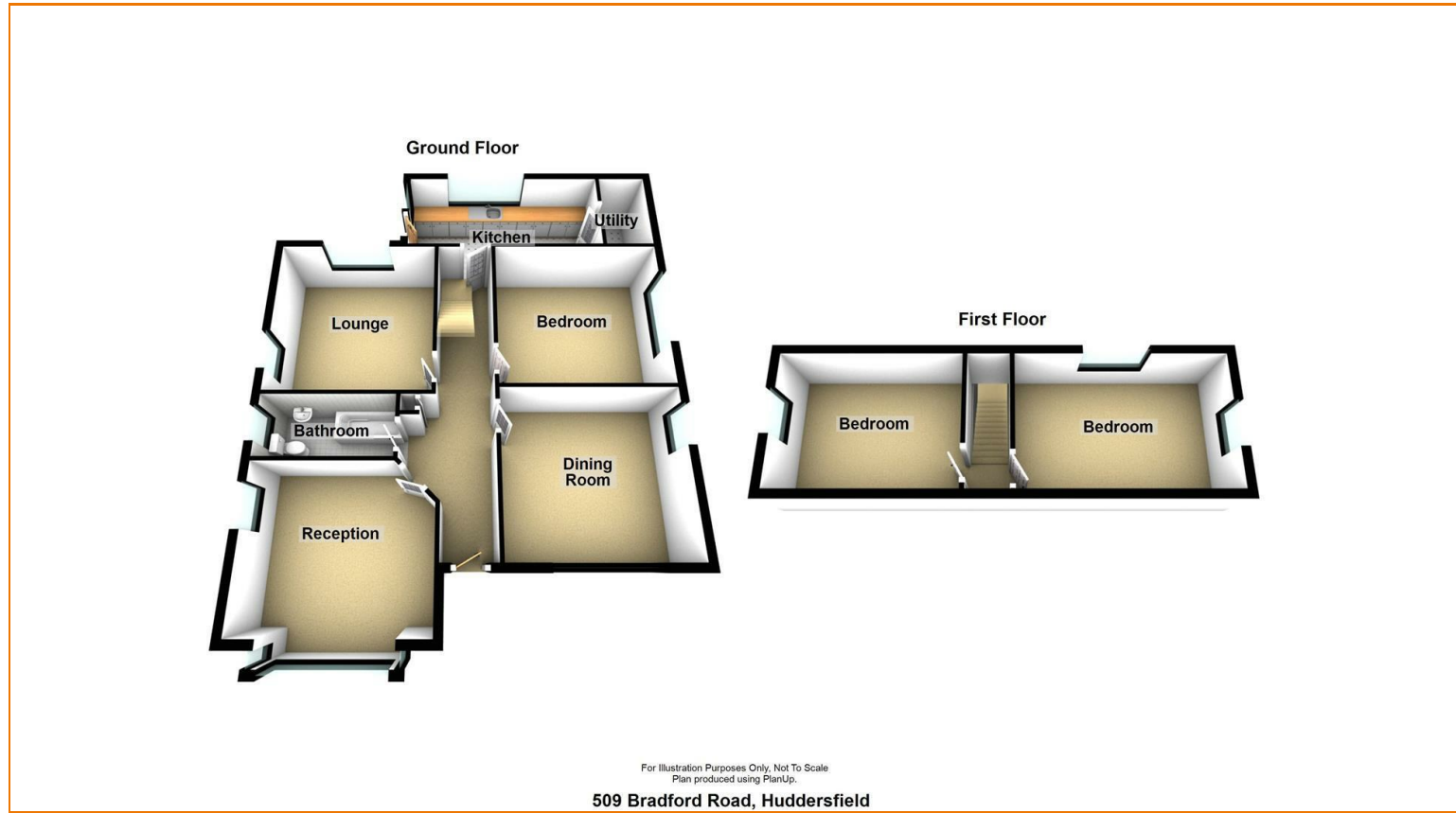
Hybrid Map



Terrain Map



Floor Plan



**Bradford Road**  
Bradford, Huddersfield, HD2 2LH

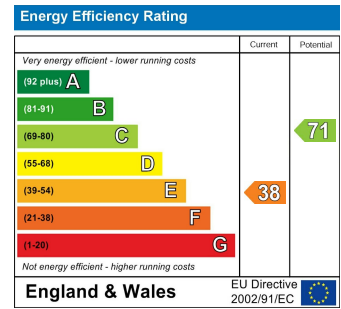
For Sale By Informal Tender



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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# Bradford Road

Bradford, Huddersfield, HD2 2LH

## For Sale By Informal Tender £400,000



This detached dormer bungalow presents a unique opportunity from both an owner occupation perspective or potentially for development (subject to planning).

Set on a significant plot, the property boasts the added advantage of having previously housed another dwelling, which opens up exciting possibilities for future development, subject to planning permissions. Its prominent position on a main road ensures excellent visibility and accessibility, making it suitable for various schemes that could enhance its value and utility.

The bungalow features a spacious and versatile layout offering a the potential to create something truly special with the existing living arrangements but the scope to remodel or extend cannot be ignored.

All this is not to mention the extensive gardens and significant off road parking which is further supported by garaging.

An informal tender process applies, inviting interested parties to explore the possibilities that this property has to offer. Whether you are looking to invest, develop, or simply find a lovely place to call home, this bungalow on Bradford Road is a remarkable opportunity not to be missed.

### ACCOMMODATION

#### GROUND FLOOR

##### RECEPTION HALL

24'7" 6'6" 7'2" max

With cupboard storage under the stairs housing the electricity meter, fuse board and control panel also cloaks hanging and storage. Housed within one of the storage units is the central heating system which powers the hot air system. Staircase rising to the first floor and access to all the ground floor rooms.

##### FORMAL DINING ROOM

11'5" x 13'1" max

Could also be easily used as a bedroom. Dual aspect windows positioned to the front and side elevations which are uPVC double glazed in construction with secondary glazing fitted. There is a decorative feature fireplace, a delft rack and beech effect laminate floor covering.

##### SITTING ROOM

12'9" max x 14'5" max into the bay

Also a potential bedroom. Boasting another dual aspect with uPVC double glazed windows to the front and side elevations, also with secondary glazing fitted. There is a coal effect gas fire within a tiled surround and decorative coving.

##### BATHROOM

8'2" x 4'7"

Fitted with a white, three piece suite comprising pedestal hand wash basin, low flush wc and panel bath with shower over. There are part tiled splashbacks, a uPVC double glazed window with privacy glass inset, fitted mirror fronted medicine cupboard and an electric wall mounted radiator.

##### LOUNGE

12'10" x 12'11" max

Positioned to the rear of the property and also enjoying dual aspect windows to the rear and side elevations which are uPVC double glazed in construction. The focal point for the room is a gas fire set within a stone surround and atop a stone hearth. Positioned in each of the alcoves are display units, one being a base level bookshelf and the other, cupboard storage with shelving over.

##### BEDROOM 1

12'1" x 11'1" max, 8'10" to the robes

A generous sized double bedroom with a uPVC double glazed window with secondary glazing positioned to the gable end. There are fitted wardrobes comprising two double robes with a range of hanging and shelving and additional cupboard storage over.

##### KITCHEN

15'8" x 6'10"

Fitted with a range of limed oak effect wall and base units and drawers with marble effect working surfaces which incorporate a one and a half bowl stainless steel inset sink unit and drainer with a mixer tap over. There is space for a slot in cooker with gas and electricity points in situ. Part tiled splashbacks surround the preparation areas. There are two uPVC double glazed windows positioned to the rear and side elevations and there is a uPVC double glazed door with privacy glass inset. An internal door leads to a utility area.

##### UTILITY AREA

3'11" x 6'10"

With plumbing for a washing machine and a dishwasher, a gas meter cupboard storage and shelving.

##### FIRST FLOOR

##### BEDROOM 2

12'9" x 9'6"

With eaves storage to the front and rear elevations, header tank, double wardrobe with storage above and a pedestal hand wash basin with tiled splashback and wc. Positioned to the gable end is a uPVC double glazed window.

##### BEDROOM 3

14'5" x 9'6"

Enjoying good levels of natural light via the uPVC double glazed dormer style window positioned to the rear elevation and a uPVC double glazed window to the gable end which also has secondary glazing.

##### OUTSIDE

Extensive gardens of an established nature are to be found to the front, side and rear of the property. Please see the plans. There is also a large driveway and a detached double/twin garage.

##### PLANS & AREAS

All plans and areas displayed on the marketing material are for identification purposes and a sense of scale. The full detail of boundaries will be confirmed during the conveyancing process.

##### INFORMAL TENDER PROCESS

A detached dormer style bungalow with land to the side having previously housed a property and as such a potential development site, subject to Planning Permission.

Approximately 0.334 acres of freehold land in this highly regarded location.

Suitable for a variety of uses subject to consents.

Interested parties are invited to make an offer around £400,000 by 12 noon 2/6/25.

The offer must be in writing or email and set out as follows:

1. Full name and address of the individual or company proposing to acquire the land.
2. Full name and address of the solicitor who would be acting in the acquisition.
3. Amount of the offer.



4. The funding required, if any.

5. The proposed end user and timescale.

6. The conditions attached to the offer such as Survey, Board approval, Planning Permission or sale of another property.

7. A 10% non- returnable deposit to be paid immediately upon acceptance of offer. This to be considered part of the purchase price and subject to our clients instructions may be used to secure our commission.

The client reserves the right not to accept the highest offer.

Any late offer submitted after the deadline may not be taken into consideration.

If Planning permission is to be sought, it is required that the transaction will be completed within 4 weeks of receipt of an Approved Planning Permission.

The time frame could be extended at the discretion of the vendor if they are satisfied that sufficient progress has been made with the Local Planning Authority.

##### TENURE

We understand that the property and land is a freehold interest offered along with the leasehold.

##### COUNCIL TAX. BAND D.

