

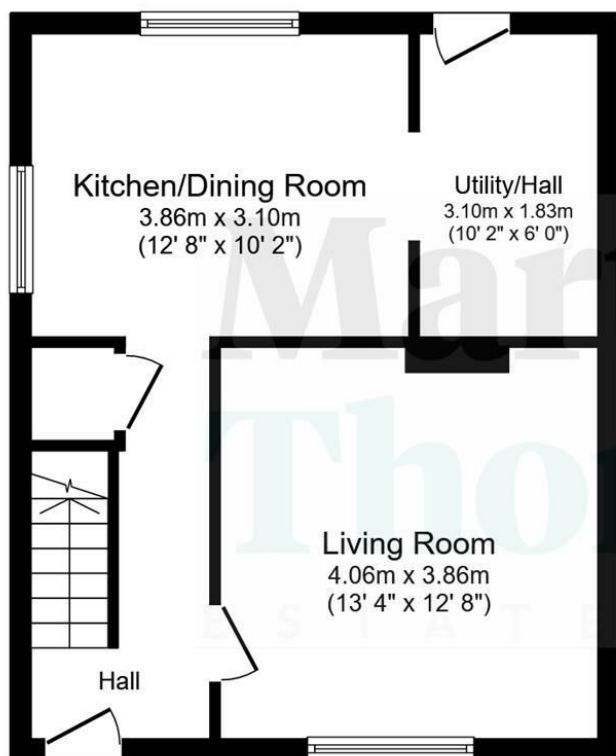
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Gisbourne Road, Bradley Huddersfield,

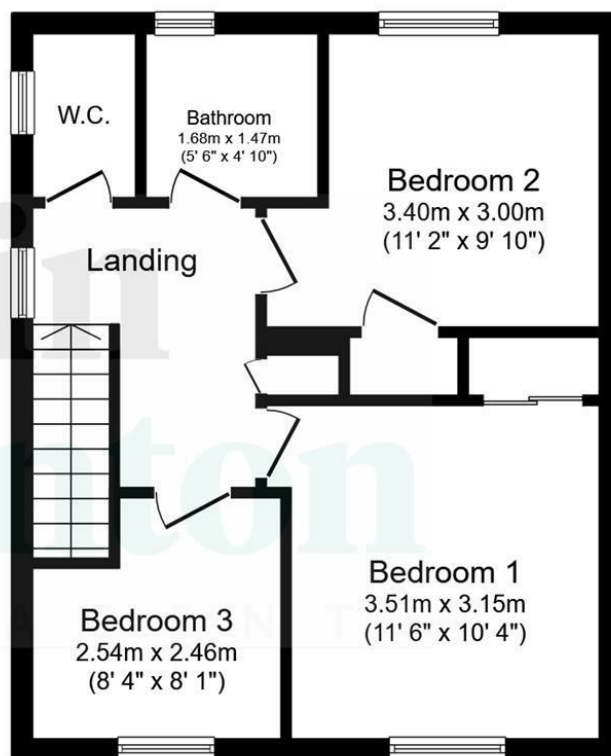
**Offers in the region of
£180,000**

This good-sized three-bedroom semi-detached home is presented to a very high standard throughout. The accommodation comprises an entrance hallway, living room, dining kitchen with range style cooker, and rear utility/hallway. On the first floor is a landing with glass balustrading, three bedrooms, a stylish bathroom and separate WC. The property has a gas-fired central heating system and uPVC double-glazing. A lot of work has been undertaken to create a lovely outside space with an enclosed landscaped rear garden incorporating stone flags and grey composite decking. There is extensive parking on the tarmac driveway. The property is offered with no onward chain and requires an early inspection to appreciate the work that has been undertaken.



Ground Floor

Floor area 41.7 sq.m. (449 sq.ft.)



First Floor

Floor area 41.7 sq.m. (449 sq.ft.)

Total floor area: 83.4 sq.m. (897 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Entrance Hallway

A composite external entrance door with opaque glazed panels and matching side screen gives access to the entrance hallway. It has a grey tiled floor and a staircase rising to the first floor accommodation, beneath which is a useful storage cupboard. There is a stylish gun metal grey upright radiator incorporating a central mirror and an oak door leading to the living room.



Living Room

This well-appointed and contemporary room is positioned at the front of the property and has grey carpeting and neutral décor. There is a remote control electric fire, provision for a wall-mounted TV with a storage cupboard below and plenty of space for furniture. The room has uPVC windows to the front elevation and a radiator.



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Dining Kitchen

This well-presented room is positioned at the rear of the property and enjoys a dual aspect with uPVC windows to the side and rear elevations. There is a Rangemaster freestanding cooker with a gas hob and ovens beneath and plumbing for an automatic washer and dishwasher. Concealed is the boiler for the central heating system. There is a second under stairs storage cupboard, a radiator, ceiling downlighting and a door leading to a utility/hallway.

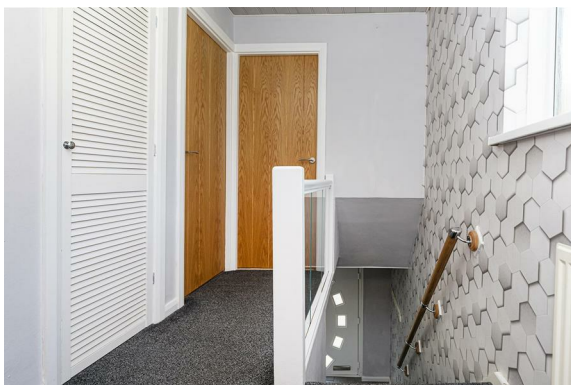


Utility/Hallway

This multipurpose space has an external door leading out into the garden. It has floor tiling, downlighting and space for additional appliances and storage. There is also a radiator.

First Floor Landing

From the entrance hallway, the staircase with glazed panels rises to the first floor landing which has an opaque side uPVC window and a radiator. Of particular note are the oak internal doors to all the rooms. There is a useful shelved cupboard incorporating a radiator.



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Bedroom One

This well-presented double bedroom is positioned at the front of the property and has built-in mirror fronted wardrobes with hanging rails and shelving. There is plenty of space for further furniture, a uPVC window, ceiling downlighting and a radiator.



Bedroom Two

This double bedroom is positioned at the rear of the property and has a recessed wardrobe with hanging and shelving. The room can accommodate further furniture and has a uPVC window and a radiator.



Bedroom Three

This good-sized third bedroom has a uPVC window to the front elevation. It is a well-presented room and has a radiator.



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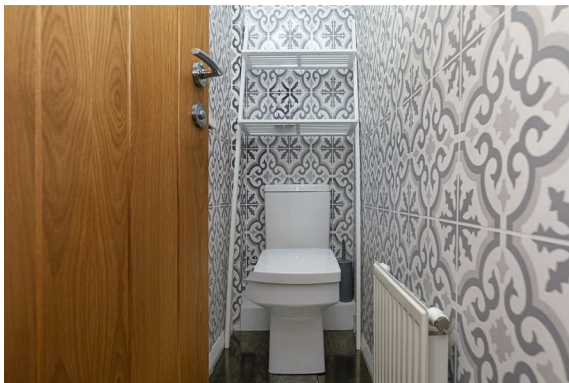
Bathroom

The bathroom has a two-piece suite comprising a rectangular trough style hand wash basin with storage cupboards beneath and a bath with a glazed shower screen and a wall-mounted Triton shower over. There is an aqua boarded style ceiling with a central light, floor tiling, appropriate wall tiling, a uPVC opaque window and an upright chrome ladder style radiator.



Toilet

The separate toilet has matching floor tiling to that of the bathroom, a low-level WC, an opaque side uPVC window and a radiator.



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External Details

In front of the property is a perimeter hedge and extensive parking on the level tarmac driveway with block paved edging. The driveway continues to the left-hand side of the property and provides further parking or space for a garage, subject to any necessary permissions or consents. The redesigned and landscaped rear garden is enclosed by perimeter fencing and has a metal gate off the driveway. There is a retractable awning attached to the rear of the property, provision for outside water and a garden store adjoining a composite decked seating area, which extends to create a further seating area and can be a real sun trap. Adjoining this is a stone flagged patio. The rear garden has been designed for outdoor eating and entertaining, with reduced long term maintenance.



Tenure

The vendor has informed us that the property is Freehold.

Gisbourne Road, Bradley Huddersfield,

Directions

