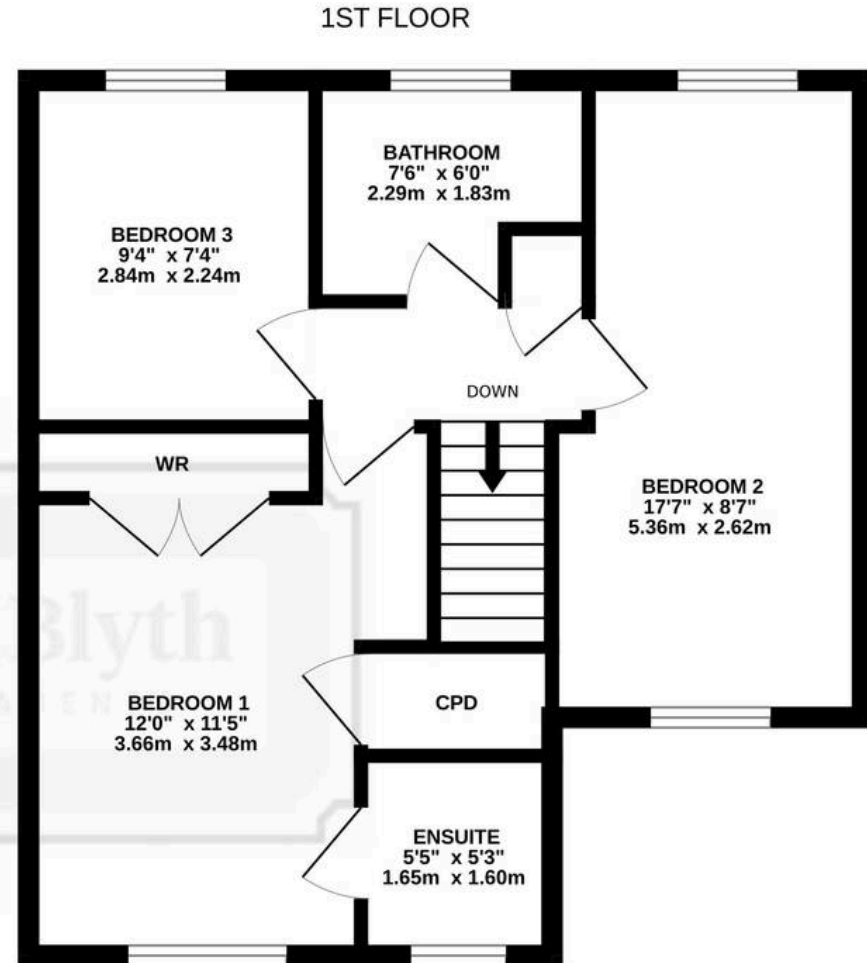
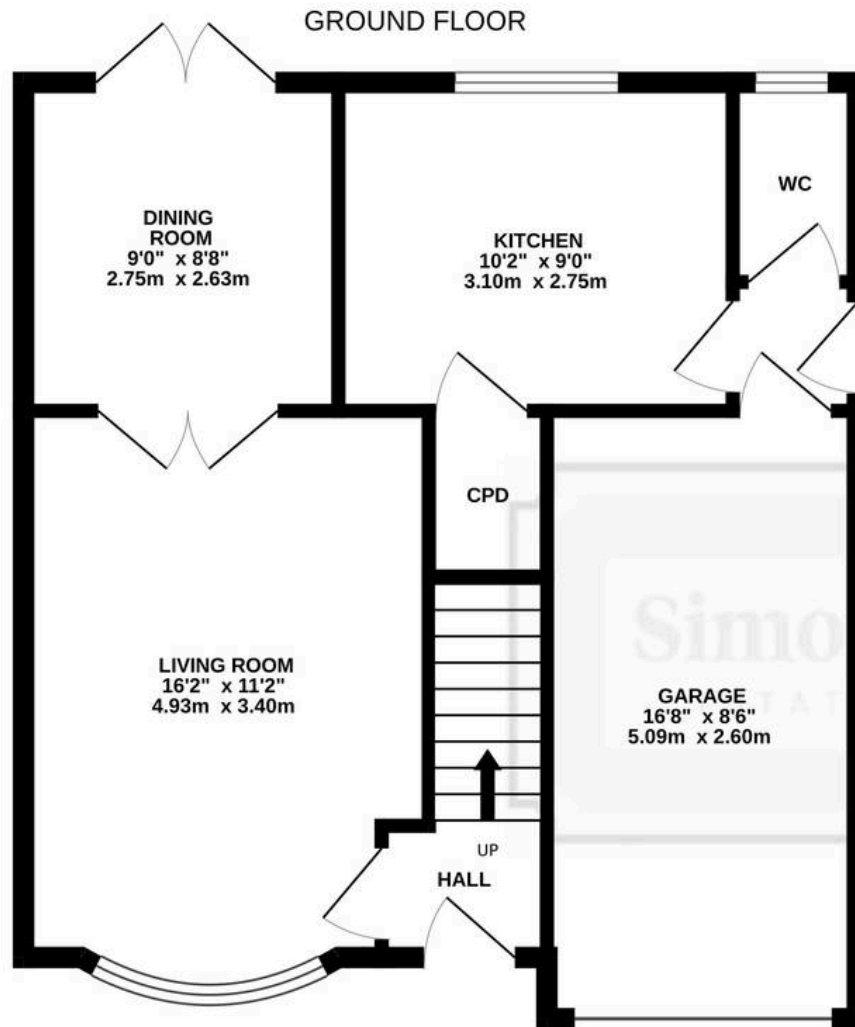




23 St. Thomas Gardens, Bradley
Huddersfield

Fixed Price **£299,995**



ST THOMAS GARDENS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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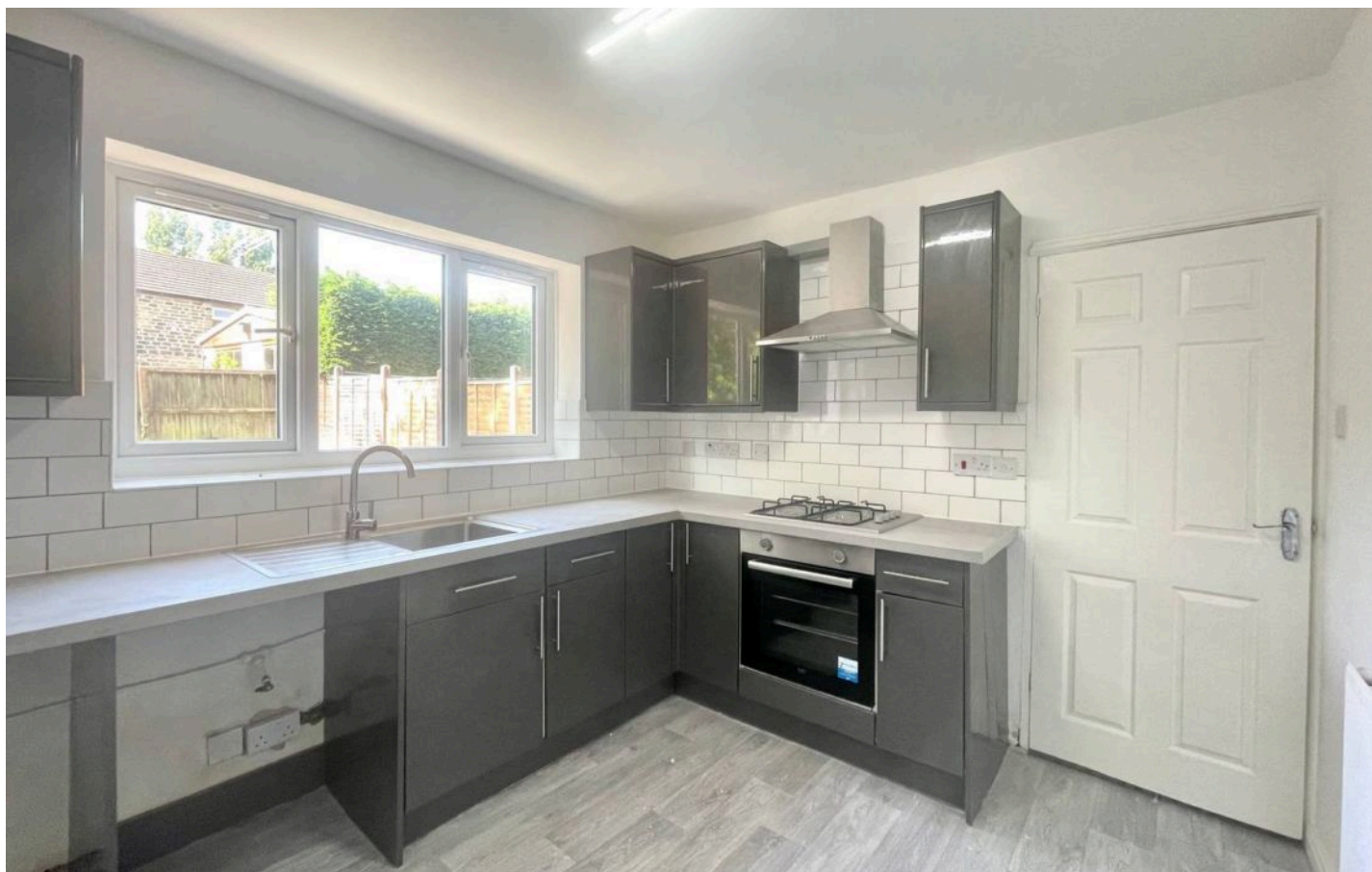
23 St. Thomas Gardens

Bradley, Huddersfield

Available with vacant possession and no onward chain is this modern bay fronted, three bedroom detached house overlooking a pleasant south westerly facing rear garden and located within a popular and established residential area.

The property is ideal for a young family and provides well planned accommodation which is served by a gas central heating system, pvcu double glazing and briefly comprises to the ground floor entrance lobby, bay fronted living room, separate dining room, fitted kitchen, side lobby and downstairs WC. First floor landing leading to master bedroom with en suite, two further bedrooms and bathroom. Externally there is a driveway providing off road parking, garage (currently used as play room and gardens laid out to front and rear.

The property is well placed for local schools, shops and for access to the M62 linking East Lancashire to West Yorkshire.



Ground Floor Entrance Lobby

With a pvcu and frosted double glazed door, central heating radiator, ceiling light point and staircase rising to the first floor. To one side a door opens into the living room.

Living Room - 16' 2" x 11' 2" (4.93m x 3.40m)

With semi circular walk in bay with pvcu double glazed windows looking out over the front garden, there are two central heating radiators, ceiling light, ceiling coving and to the rear elevation twin timber and glazed doors provide access to the dining room.

Dining Room - 9' 8" x 8' 8" (2.95m x 2.64m)

This has pvcu double glazed French doors which open out onto a south westerly facing rear garden, there is a ceiling light, ceiling coving, central heating radiator and to one side a door gives access to the kitchen.

Kitchen - 10' 2" x 9' 0" (3.10m x 2.74m)

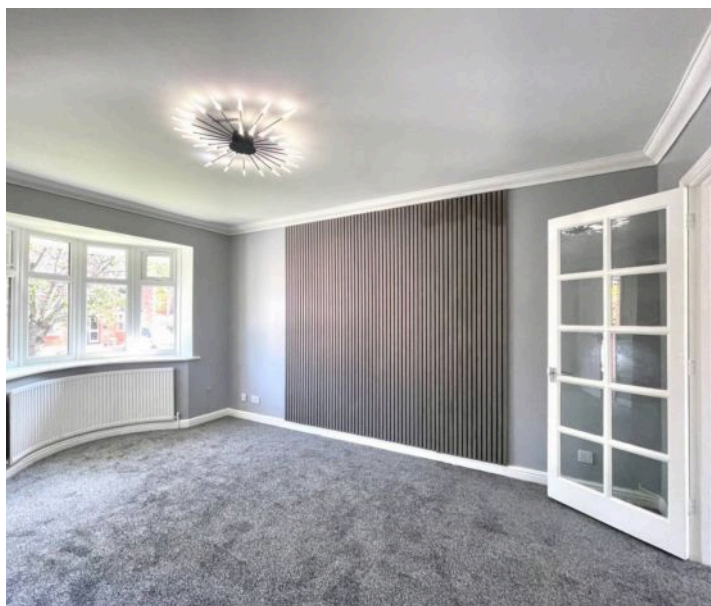
This is situated adjacent to the dining room and has pvcu double glazed windows looking out over a south westerly facing rear garden, there is a ceiling light, central heating radiator, range of grey gloss base and wall cupboards, contrasting overlying worktops with tiled splash backs, four ring stainless steel gas hob with stainless steel extractor hood over and stainless steel electric oven beneath, inset single drainer stainless steel sink with chrome monobloc tap and with under counter space for appliances. There is a useful storage cupboard located beneath the stairs and to one side a door gives access to a side lobby.

Side Lobby

With pvcu and frosted double glazed door, ceiling light point, courtesy door to the garage and with a door giving access WC.

Downstairs WC - 5' 5" x 3' 4" (1.65m x 1.02m)

With a frosted pvcu double glazed window, ceiling light, central heating radiator and fitted with a suite comprising hand wash basin with tiled splash back and low flush WC.



First Floor Landing

With ceiling light, loft access and storage cupboard. From the landing access can be gained to the following rooms:-

Bedroom One

12' 0" x 11' 5" (3.66m x 3.48m)

A double room with pvcu double glazed window looking out over the front garden, there is a ceiling light, central heating radiator, storage cupboard over the bulk head and fitted twin panelled door wardrobe. To one side a door gives access to an en suite shower room.

En Suite Shower Room

5' 3" x 5' 5" (1.60m x 1.65m)

With a frosted pvcu double glazed window, ceiling light, extractor fan and fitted with a suite comprising corner hand wash basin with chrome monobloc tap, low flush WC and shower cubicle with Mira electric shower fitting.

Bedroom Two

17' 7" x 8' 7" (5.36m x 2.62m)

As the dimensions indicate this is a generously proportioned room which has pvcu double glazed windows to both front and rear elevations providing plenty of natural light. There are two ceiling lights and two central heating radiators.

Bedroom Three

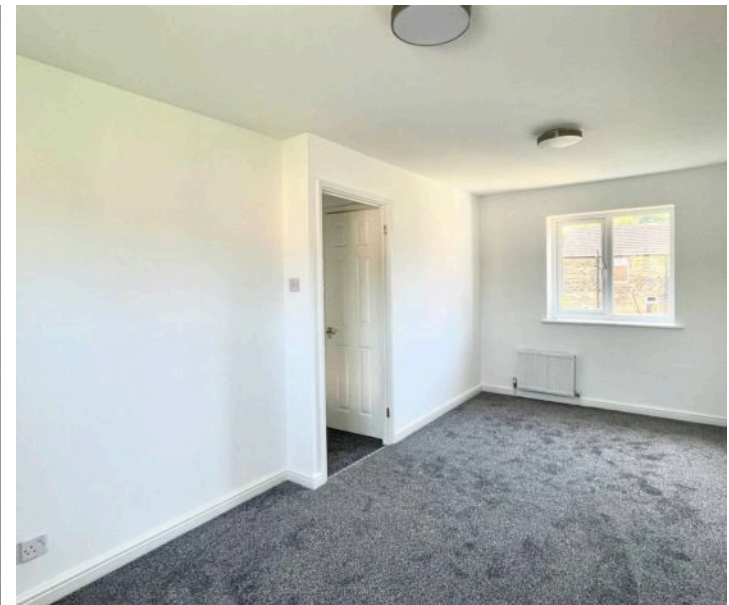
9' 4" x 7' 4" (2.84m x 2.24m)

This has a pvcu double glazed window looking out over the rear garden, there is a ceiling light and central heating radiator.

Bathroom

7' 6" x 6' 0" (2.29m x 1.83m)

With ceiling light, frosted pvcu double glazed window, extractor fan, central heating radiator, part tiled walls and fitted with a suite comprising vanity unit incorporating wash basin with chrome mono bloc tap, low flush WC and panelled bath with glazed shower screen and Triton electric shower over.





GARDEN

To the front of the property there is lawned garden with planted tree in one corner, to the right hand side of the property a flagged pathway provides access to a south westerly facing rear garden which is predominately lawned together with mature tree and flagged patio. To the far side there is useful area for storage.

Driveway

There is a tarmac driveway which provides off road parking, this leads to an integral single garage. Garage is 16'5" x 8'6" with an up and over door, courtesy door to the side lobby, wall mounted Baxi gas fired central heating boiler and ceiling light. It should be noted that the garage has been utilised as a play room/office and has a stud wall across the rear of the garage door. This would need to be removed if the garage is to be reinstated.

ADDITIONAL DETAILS

THE PROPERTY HAS A GAS CENTRAL HEATING SYSTEM

THE PROPERTY HAS PVCU DOUBLE GLAZING

TENURE IS FREEHOLD

COUNCIL TAX BAND D

USING SATELLITE NAVIGATION ENTER POSTCODE HD2 1SL



VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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