



Grantley Place,Bradley Huddersfield HD2 1LZ

welcome to

Grantley Place, Bradley Huddersfield

A spacious four-bedroom detached home in sought-after Bradley, with three reception rooms, three bathrooms, gardens and driveway. Woodland Glade leisure provides lots of wonderful facilities for residents.



Lounge

15' 6" x 12' 11" (4.72m x 3.94m)

Dining Room

8' 10" x 10' 2" (2.69m x 3.10m)

Kitchen Area

15' 3" x 10' 2" (4.65m x 3.10m)

Utility Room

Conservatory

Bedroom One

11' x 9' 5" (3.35m x 2.87m)

Bedroom Two

12' 6" x 9' 4" (3.81m x 2.84m)

Bedroom Three

9' 7" x 8' 5" (2.92m x 2.57m)

Bedroom Four

10' x 7' 7" (3.05m x 2.31m)

Bathroom

Garage

11' x 8' (3.35m x 2.44m)

Agents Note: Aml

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note: Tenure

The sellers advise that they pay £63 per month as a contribution towards upkeep. Your conveyancer can advise and confirm



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welcome to

Grantley Place, Bradley Huddersfield

- Four-bedroom detached family home in sought-after Bradley
- Three spacious reception rooms offering flexible living space
- Three bathrooms, ideal for modern family living
- Private driveway and front & rear gardens
- Beautiful rear garden with electric parasol and remote-controlled lights and heating
- Woodland Glade leisure providing lots of wonderful facilities for residents with a management cost of £63 per month

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF119277 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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