

77 Hudson View, Bradford, BD12 8HW

£245,000

Offered FOR SALE is this well presented FOUR bedroom end terrace town house on this popular development in Wyke. Accommodation comprises; Entrance hallway, cloaks/w.c. utility, bedroom and integral garage. To the first floor; landing, lounge/diner and dining kitchen. To the second floor; three bedrooms (master with en-suite) and bathroom. Driveway to the front, parking space to the side and enclosed garden to rear. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance hallway



Two radiators, laminate floor and understairs storage. Coving to ceiling, room stat and Upvc double glazed window to side. Composite double glazed door to front. Staircase access to first floor and doors to integral garage, bedroom four, utility and cloaks/w.c.;

Cloaks/w.c. 2'9" max x 6'4" max (0.85 max x 1.95 max)



Two piece suite comprising low flush w.c. and corner sink with tiled splashbacks. Radiator, laminate floor, extractor fan and Upvc obscure double glazed window to side.

Utility 6'0" max x 8'4" max (1.85 max x 2.55 max)



Wall and base units with laminate worktop and under cupboard lights. Stainless steel sink and drainer, plumbing for washing machine and space for dryer. Laminate floor, stop tap and spotlights.

Bedroom Four 8'10" max x 10'2" max (2.7 max x 3.1 max)



Double bedroom with radiator, spotlights and Upvc double glazed window to rear.

Integral Garage 8'10" max x 19'8" max (2.7 max x 6 max)

Up and over door. Power and light. Tap, fusebox and electric meter.

First Floor

Landing



Radiator, coving to ceiling and Upvc double glazed window to side. Staircase access to second floor and doors to dining kitchen and lounge/diner;

Lounge/Diner 16'10" max x 19'8" max (5.15 max x 6 max)



Two radiators, t.v./sky/dab point and two telephone points. Two Upvc double glazed french doors to front with juliet balconies. Coving to ceiling and electric fire.

Dining Kitchen 8'4" x 16'8" (2.55 x 5.1)



Having a range of wall and base units with laminate worktop and splashback. Integrated fridge/freezer, microwave and electric oven. Four ring induction hob with glass splashback and extractor hood above. Wall mounted condensing boiler (fitted 2023) with hive, composite one and half sink and drainer and breakfast bar. T.v. point, radiator and coving to ceiling. Spotlights and Upvc double glazed window and french doors to rear.

Second Floor

Landing



Upvc double glazed arch window to side, Storage cupboard housing the hot water cylinder and doors to bathroom and bedrooms;

Bedroom One 10'2" x 13'9" (3.1 x 4.2)



Double bedroom with radiator and Upvc double glazed window to front. Door to en-suite shower room;

En-suite Shower Room 4'9" max x 10'0" max (1.45 max x 3.05 max)



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with mains shower. Tiled floor, part tiled walls and heated towel radiator. Spotlights and extractor fan.

Bedroom Two 10'2" max x 11'5" max (3.1 max x 3.5 max)



Double bedroom with radiator and Upvc double glazed window to rear.

Bedroom Three 6'2" x 10'9" (1.9 x 3.3)



Single bedroom with radiator, spotlights and Upvc double glazed window to front. Loft hatch and built in wardrobe.

Bathroom 6'2" x 8'6" (1.9 x 2.6)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mixer shower and glass shower screen. Tiled floor, part tiled walls and heated towel radiator. Spotlights, extractor fan and Upvc obscure double glazed window to rear.

External



To the front is a driveway and pebbled area. Gas meter. To the side is a further parking space. To the rear is an enclosed patio garden with raised railway sleeper pebbled borders and lawn. Outside lights, socket and tap.

Parking

Driveway and further parking space to side provides off road parking.

Tenure

We have been advised by the vendor that the property is freehold. There is an annual charge of £120 for the upkeep of the communal lawns.

Water

Water meter

Energy Rating

C

Council Tax Band

D

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

Boundaries & Ownerships

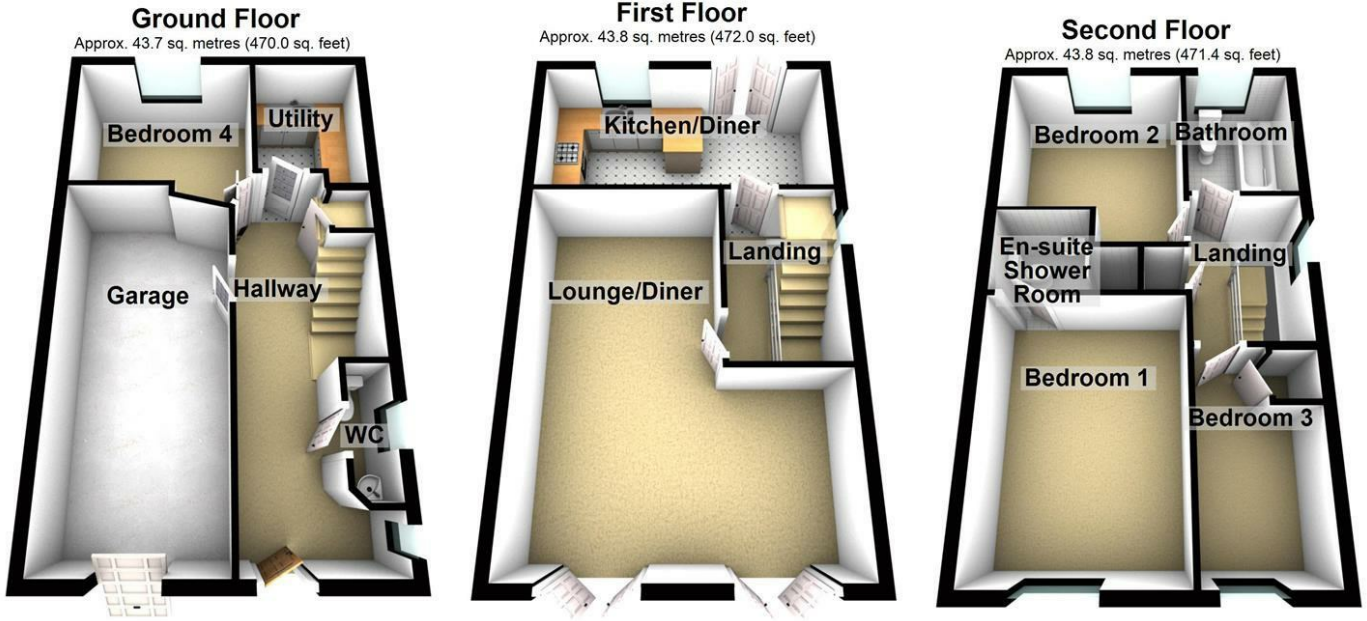
The boundaries and ownerships have not been

checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan

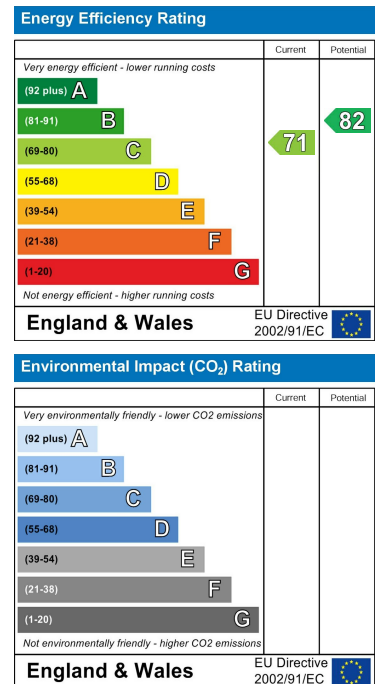


Total area: approx. 131.3 sq. metres (1413.4 sq. feet)

Area Map



Energy Efficiency Graph



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