Sugdens
Sales & Lettings

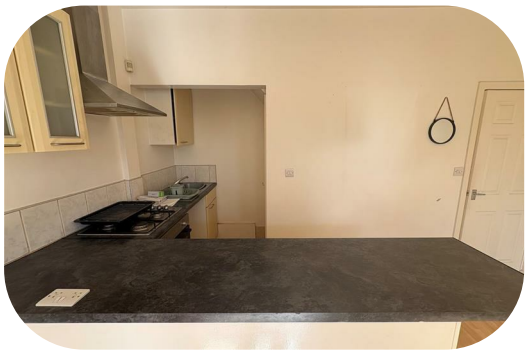


Rook Lane, Dudley Hill,

£85,000

** TERRACE ** ONE BEDROOM ** OPEN PLAN LOUNGE/KITCHEN ** GCH & DG ** GARDEN **
A fantastic opportunity for either first time buyer or investor to purchase this one bedroom stone built rear terrace property.
Benefits from gas central heating, upvc double glazing and garden
Briefly comprises conservatory, open plan lounge/kitchen, cellar, first floor bedroom and bathroom.
To the outside there is a lawned garden.







Open Plan Lounge / Kitchen
18' x 13'7" (5.49m x 4.14m)
With fitted wall and base units incorporating stainless steel sink unit, oven, hob and extractor hood, plumbing for auto washer.
Lounge Area has a radiator and double glazed window.



Cellar
Useful storage.

First Floor

Bedroom One
15'3" x 9'3" (4.65m x 2.82m)
With radiator and double glazed window.



Bathroom
Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior
To the outside there is a lawned garden.



Directions
From our office in Cleckheaton town centre proceed left onto Bradford Rd, at Chain Bar roundabout take the 4th exit onto the M606 ramp to Bradford/Euroway Est, continue onto M606, at junction 2 exit toward Euroway Trading Ests, use the right lane to take the ramp to Euroway E, right onto Euroway Interchange/Merrydale Rd, continue to follow Merrydale Rd, Merrydale Rd turns left and becomes Wharfedale Rd, right onto Rockhill Ln, at the roundabout take the 1st exit onto Bierley Ln, at the roundabout take the 2nd exit onto Shetcliffe Ln, left onto Ferrand Ave, at the roundabout continue straight onto Dawson Ln, left onto Tong St, left onto Rook Ln.

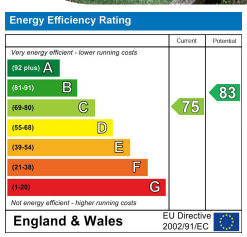


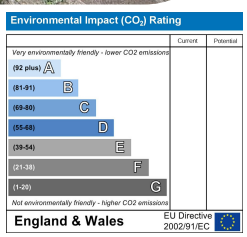
TENURE
FREEHOLD

Council Tax Band
A / Bradford



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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