



Markfield Close, Low Moor,

£169,995

* SEMI DETACHED BUNGALOW * TWO BEDROOMS * WYKE/LOW MOOR BORDER *

* MODERN KITCHEN & BATHROOM * GARDENS * PARKING * GARAGE *

Located close shops, public transport and public amenities, is this delightful two bedroom semi detached bungalow.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, fitted kitchen, lounge, two bedrooms and a modern white house bathroom.

To the outside there are gardens to both front and rear, together with a driveway leading to a detached garage.



Entrance

Lounge

15'7" x 12'2" (4.75m x 3.71m)

With radiator.

Kitchen

11'3" x 8'5" (3.43m x 2.57m)

Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integral dishwasher and washer, part tiled walls.

Bedroom One

12'3" x 10'6" (3.73m x 3.20m)

With laminated wood floor and radiator.

Bedroom Two

10'6" x 10'3" (3.20m x 3.12m)

With radiator.

Bathroom

Three piece modern white suite, part tiled walls and heated towel rail.

Exterior

To the outside there are gardens to both front and rear, drive to side leading to a detached garage.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, after 0.8 miles at Chain Bar Roundabout take the 3rd exit onto Bradford Rd, continue onto Cleckheaton Rd, turn left onto New Works Rd, turn left onto Huddersfield Rd/A641, left onto Huddersfield Rd/B6379, left onto Markfield Dr, left onto Markfield Close and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk

